

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2002-104063

02/28/2002 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

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Project: **LL-023-012**
Cottonwood Ave.

D - 14851

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LC

GRANT OF EASEMENT

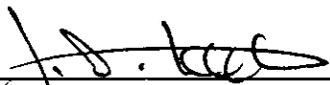
BGI HOLDINGS II, LLC, a Delaware limited liability company, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for *public street and highway purposes*, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a *public street and highway*, in, under, upon, over and along that certain real property as described in *Exhibit "A"* attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

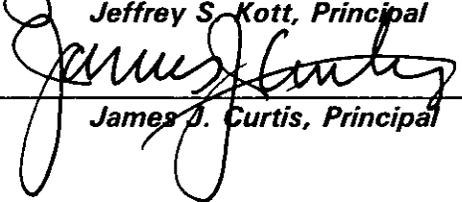
Dated February 19th, 2002

BGI Holdings II, LLC a Delaware limited liability company

By: Bristol Realty Holdings, I, LLC, its Manager

By: Bristol Group, Inc., its Manager

By: 
 Jeffrey S. Kott, Principal

By: 
 James J. Curtis, Principal

GENERAL ACKNOWLEDGEMENT

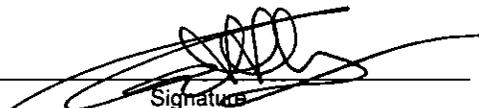
State of California
County of SAN FRANCISCO ss

On 2/19/02 before me CATHERINE LE MERDY
(date) (name)

a Notary Public in and for said State, personally appeared
JEFFREY S. KOTT and JAMES J. CURTIS
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
- Title _____
- Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

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**CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated February 27, 2002

Carol A. Chiodo

Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY Yast Smith
Deputy City Attorney

Cottonwoods



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**PANATTONI DEVELOPMENT COMPANY
COTTONWOOD AVENUE RIGHT-OF-WAY**

Portions of Parcels 23 and 24 of Parcel Map No. 24536, filed in Book 162 of Parcel Maps, Pages 91 through 98 thereof, Records of Riverside County, California, and portions of Parcels 5 and 9 of Certificate of Compliance, recorded August 10, 1993 as Instrument No. 93-311232, Official Records of said Riverside County, California, all located in the City of Riverside, and being more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel 23;

Thence N.89°23'56"E. along the northerly lines of said Parcels 23 and 24, a distance of 1410.22 feet;

Thence southwesterly, westerly and northwesterly along a non-tangent curve concave northwesterly, having a radius of 63.00 feet, through an angle of 108°06'01" and an arc length of 118.86 feet (the initial radial line bears N.89°23'56"E.);

Thence N.72°30'03"W., a distance of 51.35 feet;

Thence northwesterly along a curve concave southwesterly, having a radius of 140.00 feet, through an angle of 18°06'01" and an arc length of 44.23 feet, to a line parallel with and 37.00 feet southerly, as measured at right angles, of the northerly line of said Parcel 23;

Thence S.89°23'56"W. along said parallel line, a distance of 81.49 feet;

Thence westerly along a curve concave northerly, having a radius of 5037.00 feet, through an angle of 01°48'43" and an arc length of 159.29 feet, to the beginning of a reverse curve;

Thence westerly along said reverse curve concave southerly, having a radius of 4963.00 feet, through an angle of 01°48'43" and an arc length of 156.95 feet, to a line parallel with and 32.00 feet southerly, as measured at right angles, of the northerly line of said Parcel 23 (the initial radial line bears S.01°12'39"W.);

Thence S.89°23'56"W. along said parallel line, a distance of 553.21 feet;

Thence southwesterly along a curve concave southeasterly, having a radius of 549.39 feet, through an angle of 18°54'33" and an arc length of 181.31 feet;

Thence S.70°29'23"W., a distance of 55.50 feet;

Thence S.24°43'22"W., a distance of 35.76 feet, to a point on the southwesterly line of said Parcel 23;

Thence along said southwesterly line, northwesterly along a curve concave northeasterly, having a radius of 941.00 feet, through an angle of 07°12'57" and an arc length of 118.51 feet, to the Point of Beginning (the initial line bears S.66°45'53"W.).

The above described parcel of land contains 1.266 acres, more or less.

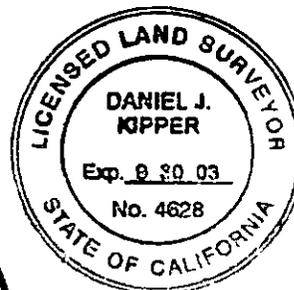
KCT Consultants, Inc.

Prepared under the supervision of:

Daniel J. Kipper
Daniel J. Kipper, PLS 4628

Date: 2.13.02

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[Handwritten signature] KCT

EXHIBIT A

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DESCRIPTION APPROVAL 2/15/02
Walter R. Syc by _____
SURVEYOR, CITY OF RIVERSIDE
for

**PANATTONI DEVELOPMENT COMPANY
SYCAMORE CANYON BOULEVARD RIGHT-OF-WAY**

Those portions of Parcels 5, 7, 13, 23, and 27 of Parcel Map No. 24536, filed in Book 162 of Parcel Maps, Pages 91 through 98 thereof, Records of Riverside County, California, together with that portion of Parcel 10 of Certificate of Compliance recorded August 10, 1993 as Instrument No. 93-311232, Official Records of Riverside County, California, all located in the City of Riverside, and being more particularly described as follows:

A strip of land 2.00 feet wide, the southwesterly line of said strip of land being described as follows:

COMMENCING at the Northwest corner of said Parcel 23;

Thence southeasterly along the southwesterly line of said Parcel 23 on a curve concave northeasterly, having a radius of 941.00 feet, through an angle of 07°12'57" and an arc length of 118.51 feet, being the POINT OF BEGINNING; (the initial line bears S.73°58'50"W.);

Thence continuing southeasterly along the southwesterly line of said Parcel 23 and the southwesterly line of said Parcel 5 on a curve concave northeasterly, having a radius of 941.00 feet, through an angle of 06°06'17" and an arc length of 100.26 feet; (the initial line bears S.66°45'53"W.);

Thence S.29°20'24"E. along said southwesterly line of Parcel 5, a distance of 51.08 feet;

Thence southeasterly continuing along the southwesterly line of said Parcel 5, on a curve concave northeasterly, having a radius of 709.35 feet, through an angle of 12°46'52" and an arc length of 158.24 feet, to the beginning of a compound curve;

Thence southeasterly continuing along the southwesterly line of said Parcel 5, on a compound curve concave northeasterly, having a radius of 947.00 feet, through an angle of 11°33'03" and an arc length of 190.92 feet, (the initial line bears S.47°52'44"W.);

Thence S.53°40'19"E., along the southwesterly lines of said Parcel 5, 7 and 10, a distance of 572.76 feet

Thence southeasterly continuing along said southwesterly line of Parcel 10, on a curve concave southwesterly, having a radius of 1053.00 feet, through an angle of 08°08'42" and an arc length of 149.69 feet;

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Thence S.45°31'37"E., continuing along said southwesterly line of Parcel 10, a distance of 51.12 feet;

Thence southeasterly along the southwesterly lines of said Parcels 10, 27 and 13, on a curve concave southwesterly, having a radius of 1001.32 feet, through an angle of 20°23'24" and an arc length of 356.34 feet, to the Southwest corner of said Parcel 13, being the TERMINUS of said southeasterly line description.

The northeasterly line of said 2.00 foot wide easement shall be prolonged northwesterly to a line which bears N.24°43'22"E. from the Point of Beginning and prolonged southeasterly to the southerly line of said Parcel 13.

The above described parcel of land contains 3,263 square feet, more or less.

KCT Consultants, Inc.

Prepared under the supervision of:

Marissa Crowther

Marissa Crowther, PLS 6152

Date: 2-12-02



DESCRIPTION APPROVAL 2/15/02

Walter R. Inye by _____
SURVEYOR, CITY OF RIVERSIDE

for

 KCT

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