

When recorded mail to:

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

DOC # 2002-208391

04/22/2002 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: VR-147-001
1455 Columbia Avenue
A.P.N. 249-040-007

D - 14883



GRANT OF EASEMENT

KMC PRODUCTS, INC., a California corporation, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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 4/3/02

KMC PRODUCTS, INC., a California corporation

By [Signature]

Title PRESIDENT KEVIN FITZGERALD

By [Signature]
CHRIS RAMEZANI

Title PLANT MANAGER

GENERAL ACKNOWLEDGEMENT

State of California

County of RIVERSIDE } ss

On APRIL 3, 2002, before me MONICA BYNUM
(date) (name)

a Notary Public in and for said State, personally appeared
KEVIN FITZGERALD & CHRIS RAMEZANI
Name(s) of Signer(s)

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:

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]
Signature

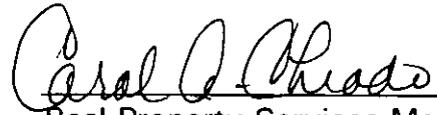


**CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)**

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 4/18/02

CITY OF RIVERSIDE


Real Property Services Manager
of the City of Riverside

KMC PRODUCTS INC.DOC

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**


Deputy City Attorney



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EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

A strip of land 5.00 feet in width, lying within Parcel 1 of Parcel Map 21220, as shown by map on file in Book 139, Pages 43 and 44 of Parcel Maps, records of said Riverside County, the westerly line of said strip of land being described as follows:

COMMENCING at the northeasterly corner of said Parcel 1;

THENCE North 89°55'33" West, along the northerly line of said Parcel 1, a distance of 5.00 feet to a line which is parallel with and distant 60.00 feet westerly, as measured at right angles, from the centerline of Iowa Avenue as shown by said Parcel Map 21220, and the POINT OF BEGINNING of this line description;

THENCE South 0°11'28" East, along said parallel line, a distance of 72.00 feet to the northerly line of Parcel 2 of said Parcel Map 21220, and the END of this line description.

Area - 360 square feet.

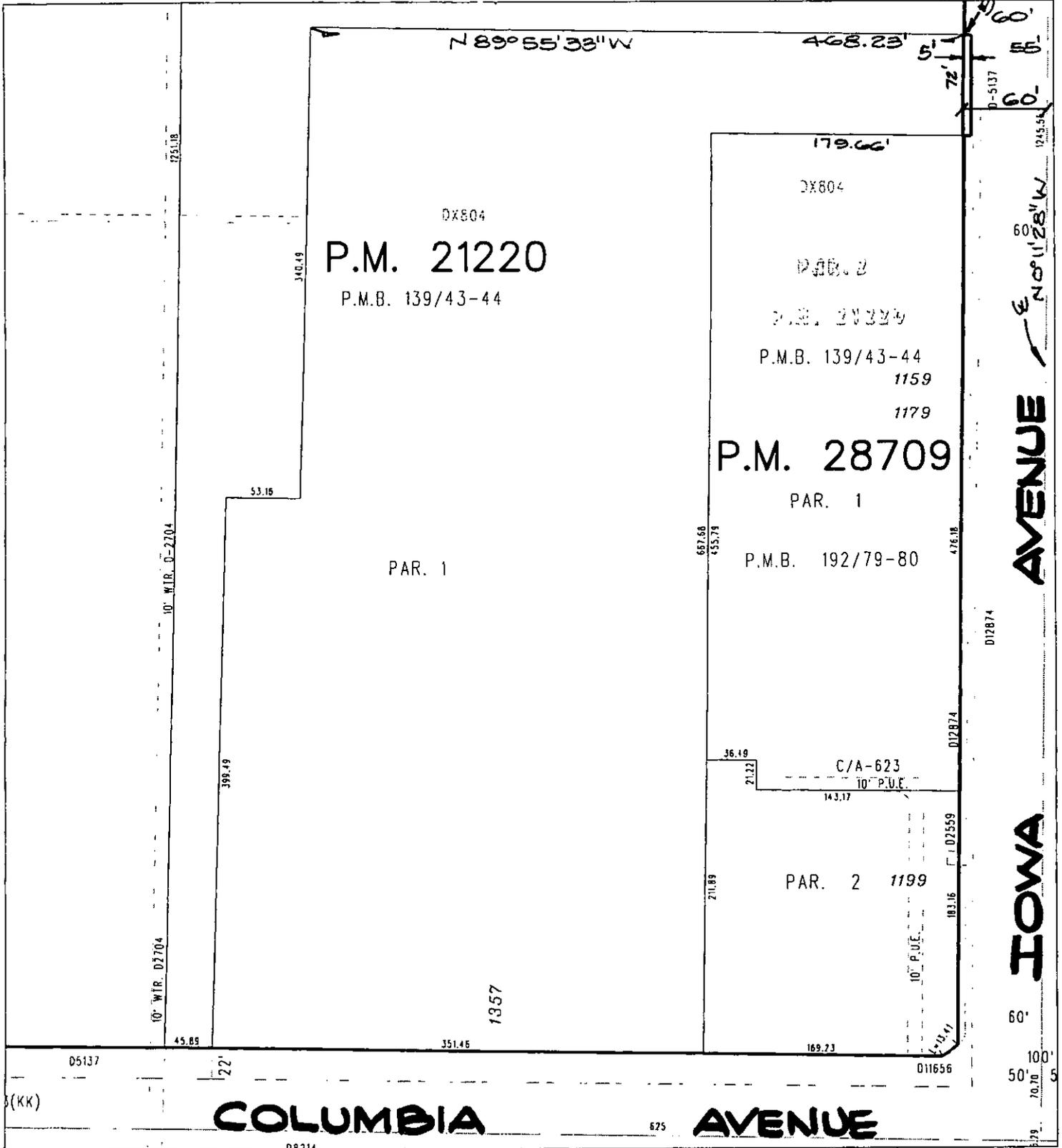
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Mark S. Brown, L.S. 5655
License Expires 9/30/03

3/24/02 Date Prep. Kep



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◆ CITY OF RIVERSIDE, CALIFORNIA ◆

11-8

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale: 1" = 100'

Drawn by: skn

Date: 03/22/02

Subject: VR-147-001 - KMC PRODUCTS, INC