

When recorded mail to:

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

DOC # 2002-246776

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Page 1 of 6

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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FOR RECORDER'S OFFICE USE ONLY

Project: **SP-007-001**
Box Springs Blvd.



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13839

GRANT OF EASEMENT

SPACE CENTER SYCAMORE CANYON, L.L.C., a California 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 April 24th 2002

Space Center Sycamore Canyon, L.L.C., a
California Limited Liability Company

By: Space Center Sycamore Canyon, Inc.,
a Minnesota corporation,
manager

By: Michael J. Thies
Michael J. Thies, Senior Vice President

By: The Fullmer Company, a California
general partnership,
manager

By: James Fullmer
James Fullmer, General Partner

GENERAL ACKNOWLEDGEMENT

State of California
County of San Bernardino }^{ss}

On April 25, 2002, before me Terril R. Rubio
(date) (name)

a Notary Public in and for said State, personally appeared
James L. Fullmer
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.

Terril R. Rubio
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

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

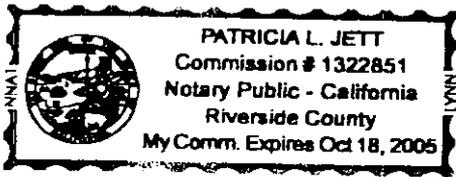


CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Riverside } ss.

On April 24, 2002, before me, Patricia L. Jett, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Michael J. Thies,
Name(s) of Signer(s)

- personally known to me
- 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/hers/their authorized capacity(ies), and that by his/hers/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.

Patricia L. Jett
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant of Easement - Box Springs Blvd.

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here



February 15, 2002

EXHIBIT "A"

SPACE CENTER SYCAMORE CANYON, LLC

BOX SPRINGS BLVD. RIGHT-OF-WAY DEDICATION

That portion of Parcel 2 of a Parcel Map, filed in Book 14 of Parcel Maps, Page 35 thereof, Records of Riverside County, California, located in the City of Riverside, and being more particularly described as follows:

COMMENCING at the southeast corner of Box Springs Blvd. as conveyed to the City of Riverside by Grant Deed recorded June 20, 1972 as Instrument No. 80737, Official Records of Riverside County, California, being the southwest corner of Parcel 4 of Parcel Map No. 17607, on file in Book 99 of Parcel Maps, Page 13 thereof, Records of Riverside County, California, and also being a point on the northerly line of said Parcel 2;

Thence S.89°34'20"W. along the northerly line of said Parcel 2, a distance of 31.56 feet, to the POINT OF BEGINNING;

Thence continuing along said northerly line S.89°34'20"W., a distance of 89.44 feet;

Thence southeasterly, easterly and northeasterly along a curve concave northerly, having a radius of 60.00 feet, through an angle of 96°22'46" and an arc length of 100.93 feet, to the POINT OF BEGINNING, (the initial radial line bears S.47°45'43"W.)

The above described parcel of land contains 190 square feet, more or less.

Prepared under the supervision of:

Marissa Crowther
Marissa Crowther, PLS 6152
Date: 3-28-02



DESCRIPTION APPROVAL 3/29/02

Walter R. Jones by
SURVEYOR, CITY OF RIVERSIDE

KCT



Eastridge Avenue



SCALE: 1" = 100'

Par. Parcel 4
PM 17607
PM 99/13

Parcel conveyed to
City of Riverside per
Inst. #80737, O.R. (6-20-72)

Parcel conveyed to
City of Riverside per
Inst. #137290,
(10-19-73)

Parcel 2
PMB 14/3

Box Springs
Blvd.

R=3560.99'

Point of Beginning

Point of Commencement

S70°33'35"W (R)

N89°34'20"E

N89°34'20"E

S47°45'43"W (R)

S48°37'03"E (R)

L=100.93'

R=60.00'

Δ=96°22'46"

Parcel 2
PM 14/35

EXHIBIT "B"
Sheet <u>1</u> of <u>1</u>
Scale: 1"=100'
February 2002
WO 1009-15

**Box Springs Blvd. Dedication
Exhibit Map**

KCT CONSULTANTS, INC.
CMI Engineers - Surveyors - Planners

Prepared under the supervision of:

Marissa Crowther 3.28.02

MARISSA CROWTHER, PLS 6152 DATE

