

When recorded mail to:

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



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FREE RECORDING

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

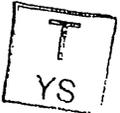
FOR RECORDER'S OFFICE USE ONLY

Project: Communities Southwest
Tract 30718 Abrams Drive

APW 254-020-027-002, 025 (PTW)

TRA 009-074

D-TK
15103



GRANT OF EASEMENT

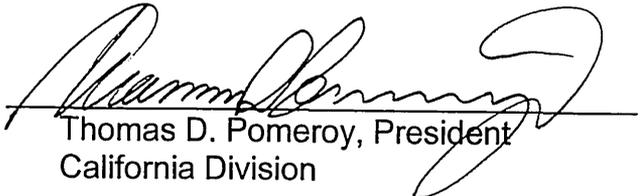
ORANGECREST HILLS. L.P., a Washington Limited Partnership, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way 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.

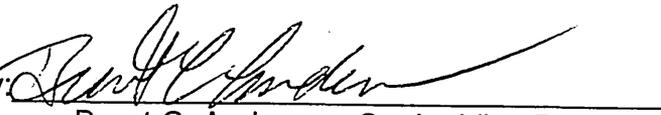
725519-22

Dated February 27, 2003

ORANGECREST HILLS. L.P., a Washington
Limited Partnership

By: CSW DEVELOPMENT & CONSTRUCTION
COMPANY, a Washington Corporation
Its GENERAL PARTNER

By: 
Thomas D. Pomeroy, President
California Division

By: 
Brent C. Anderson, Senior Vice President
California Division



2003-204980
03/25/2003 09:00A
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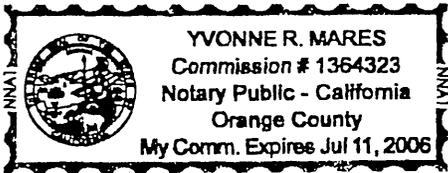
GENERAL ACKNOWLEDGEMENT

State of California }
County of Orange } ss

On February 27, 2003 before me Yvonne B. Mares
(date) (name)

a Notary Public in and for said State, personally appeared
Thomas D. Pomeroy and Brent C. Anderson
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.

Yvonne B. Mares
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:

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 3-18-03

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY Krista Smith
Deputy City Attorney

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager
of the City of Riverside

2003-204303
03/25/2003 08:00A
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EXHIBIT "A"
(ABRAMS DRIVE)

THAT PORTION OF BLOCK 27 OF THE ALESSANDRO TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT NO. 24641 SHOWN ON MAP FILED IN MAP BOOK 251, PAGES 26 TO 28 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG THE EASTERLY LINE OF SAID TRACT NO. 24641 AS FOLLOWS: NORTH 13°51'40" EAST, A DISTANCE OF 258.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 333.00 FEET; NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°58'00" AN ARC DISTANCE OF 52.11 FEET; AND NORTH 04°53'40" EAST, A DISTANCE OF 335.27 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1,033.00 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS NORTH 04°02'37" EAST, SAID CURVE BEING CONCENTRIC WITH THAT CERTAIN CURVE IN THE CENTERLINE OF SIEGAL AVENUE, SHOWN ON SAID TRACT NO. 24641 AS BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 31°02'41" AND AN ARC DISTANCE OF 541.83 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'37" AN ARC DISTANCE OF 70.20 FEET TO THE WESTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT SOUTHERLY 43.00 FEET, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE IN THE NORTHERLY LINE OF TRACT NO. 22275-1 SHOWN ON MAP FILED IN MAP BOOK 209, PAGES 8 TO 11 INCLUSIVE, RECORDS OF SAID RIVERSIDE COUNTY AS HAVING A BEARING AND DISTANCE OF "NORTH 89°51'00" WEST 63.00 FEET"; THENCE ALONG SAID PROLONGATION, SOUTH 89°51'00" EAST, A DISTANCE OF 388.72 FEET TO POINT IN A LINE PARALLEL WITH AND DISTANT WESTERLY 43.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID TRACT NO. 22275-1, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 39°39'20" EAST, A DISTANCE OF 31.24 FEET TO A LINE PARALLEL WITH AND DISTANT WESTERLY 23.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID WESTERLY LINE OF TRACT NO. 22275-1; THENCE ALONG SAID PARALLEL LINE AS FOLLOWS: SOUTH 00°09'00" WEST, A DISTANCE OF 395.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 333.00 FEET; SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°16'18" AN ARC DISTANCE OF 71.32 FEET; AND SOUTH 12°07'18" EAST, A DISTANCE OF 160.07 FEET; THENCE SOUTH 32°00'59" WEST, A DISTANCE OF 29.26 FEET TO A POINT IN THE CURVED NORTHERLY LINE OF ORANGE TERRACE PARKWAY SHOWN ON TRACT NO. 22551 FILED IN MAP BOOK 187, PAGES 62 TO 66 INCLUSIVE, RECORDS OF SAID RIVERSIDE COUNTY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT THEREIN CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1,143.00 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS NORTH 11°06'01" WEST; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 01°01'17" AN ARC DISTANCE OF 20.37 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 77°52'42" EAST, A DISTANCE OF 23.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT NO. 22275-1; THENCE ALONG THE WESTERLY LINE OF SAID TRACT NO. 22275-1 AS FOLLOWS: NORTH 12°07'18" WEST, A DISTANCE OF 181.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 310.00 FEET; NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°16'18" AN ARC DISTANCE OF 66.40 FEET; AND NORTH 00°09'00" EAST, A DISTANCE OF 419.39 FEET TO SAID WESTERLY PROLONGATION; THENCE ALONG SAID WESTERLY PROLONGATION, NORTH 89°51'00" WEST, A DISTANCE OF 43.00 FEET; TO THE TRUE POINT OF BEGINNING.



CONTAINING 15,855 SQUARE FEET OR 0.364 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:

Gary W. Dokich
GARY W. DOKICH, P.L.S. 4693 DATE *12/20/02*
LICENSE EXPIRES 9-30-2003



G:\1526\06\LEGALS\ABRAMS.DOC

DESCRIPTION APPROVAL *1/9/03*
Walter R. Frye by *—*
SURVEYOR, CITY OF RIVERSIDE



2003-204980
03/25/2003 09:00A
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15103-5

EXHIBIT "B"

SHEET 1 OF 1 SHEETS

SIEGAL AVENUE

ABRAMS DRIVE

JUNE COURT

EDMUND ROAD

BLOCK 27
THE ALESSANDRO TRACT
M.B. 6/13 S.B. CO.

SCALE 1" = 100'

TRACT NO. 24641
M.B. 251/26-28

TRACT NO. 22275-1
M.B. 209/8-11

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PREPARED UNDER THE SUPERVISION OF:

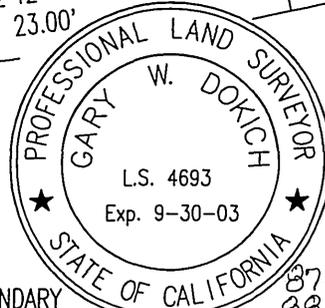
[Signature]

GARY W. DOKICH, L.S. 4693 (EXPIRES 9/30/99)

TRACT NO. 22551
M.B. 187/62-66

LEGEND

INDICATES ABRAMS DR. BOUNDARY



03/25/2003 08:00A
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