

When recorded mail to:

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

DOC # 2003-292276

04/25/2003 08:00A Fee:NC

Page 1 of 5

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: 1224 Orange Street – Building Permit
A.P.N. 206-171-006

D - 15118

§



GRANT OF EASEMENT

GO-MAN CONSTRUCTION and INVESTMENT, 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 04-16-03

GO-MAN CONSTRUCTION and INVESTMENT, Inc., a California corporation

By B. Shuman

Title President

By _____

Title _____

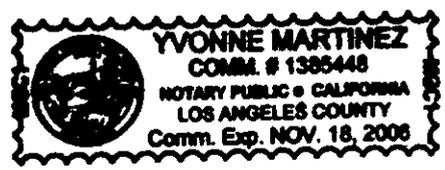
GENERAL ACKNOWLEDGEMENT

State of California
County of Los Angeles } ss

On April 16, 2003, before me Yvonne Martinez
(date) (name)

a Notary Public in and for said State, personally appeared
BJ Shuman
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]
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 4/21/03

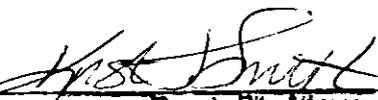
CITY OF RIVERSIDE



Real Property Services Manager
of the City of Riverside

1224 ORANGE STREET.DOC

**APPROVED AS TO FORM
CITY ATTORNEYS OFFICE**

BY 
Deputy City Attorney



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04/25/2003 08:00A
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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:

Those portions of Lot 80 of the Lands of the Southern California Colony Association, as shown by map on file in Book 7, Page 3 of Maps, records of San Bernardino County, California, described as follows:

PARCEL 1

The easterly rectangular 8.00 feet of the westerly rectangular 33.00 feet of the southerly rectangular 67.00 feet of the northerly rectangular 111.00 feet of said Lot 80.

Area – 536 square feet.

PARCEL 2

That portion of said Lot 8, more particularly described as follows:

BEGINNING at the most easterly corner of the easterly rectangular 8.00 feet of the westerly rectangular 33.00 feet of the southerly rectangular 67.00 feet of the northerly rectangular 111.00 feet of said Lot 80;

THENCE southwesterly along the easterly line of the easterly rectangular 8.00 feet of the westerly rectangular 33.00 feet of the southerly rectangular 67.00 feet of the northerly rectangular 111.00 feet of said Lot 80, a distance of 23.00 feet;

THENCE easterly, a distance of 31.83 feet to the southerly line of the southerly rectangular 44.00 feet of said Lot 80, distant 22.00 feet southeasterly from the Point of Beginning;

THENCE northwesterly along said southerly line, a distance of 22.00 feet to the POINT OF BEGINNING.

Area – 253 square feet.

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

 4/30/03 Date Prep. Kor
Mark S. Brown, L.S. 5655 License Expires 9/30/03



2003-292276
04/25/2003 09:00A
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200 2276
04/25 88:00A
5 of 5

D2672

D11433

COLUMBIA AVENUE

(FMLY SANTA ANA ST.)

D889

44'

25'

D3174

PARCEL 2

D4860

PARCEL 1

ORANGE STREET

D162

ORANGE STREET

D3644

D5369

D8618

D43

19.7
23
31.83
8.67
8
D199
25
86

1212

1244

1288

93.67'

115.67'

148.67'

245+/-

243.88

80

111'

67

86

86

90

92

153

86

153

86

90

92

3560

153

66.50

66.50

66.50

66.50

66.50

92

66.50

12

5.1

85.40

VEHICULAR

69

106

2

12

106

5'X20'

3

12

106

4

12

106

5

12

106

12

5.1

SCCA
M.B. 713 S.B. Co.

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

10-8

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" = 50'

Drawn by: skn

Date: 04/02/03

Subject: 1224 ORANGE ST - BLDG PERMIT

15118