

When recorded mail to:

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



FREE RECORDING

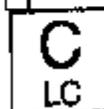
This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

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FOR RECORDER'S OFFICE USE ONLY

Project: River Run Cul-de-sac
A.P.N. 263-050-078

D - 15493



GRANT OF EASEMENT

APACHE COLONEL ROGERS FAMILY PARTNERSHIP, L.P., a California limited partnership, as to an undivided 60% interest, and MAGNON HOLDINGS, LLC, a California limited liability company, as to an undivided 40% interest, 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.

Dated 7-11-05

APACHE COLONEL ROGERS FAMILY PARTNERSHIP, L.P., a California limited partnership



Paul M. Twilegar

By: Galen E. Rogers, Trustee of The GALEN E. ROGERS FAMILY TRUST, under Declaration of Trust, dated September 10, 1986, it's general partner

By *Galen E. Rogers*
Galen E. Rogers, Trustee

Dated 4-12-05

MAGNON HOLDINGS, LLC, a California limited liability company

By: Raymond Magnon, Trustee of The MAGNON FAMILY TRUST, dated February 17, 2000, it's manager

By *Raymond Magnon*
Raymond Magnon, Trustee



**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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 5-11-05

CITY OF RIVERSIDE

By  _____

General Services Director

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

BY  _____
Deputy City Attorney



2005-0370001
05/11/2005 04:06:09
3 of 8

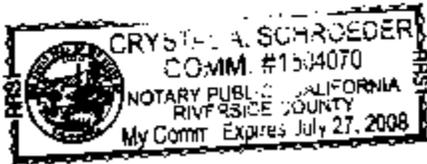
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of RIVERSIDE } ss.

On APRIL 12 2005 before me, CRYSTAL A. SCHROEDER NOTARY PUBLIC

personally appeared RAYMOND MAGNAN



personally known to me

I 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.

Crystal A. Schroeder
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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

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

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

<http://riverside.assclerk.com>

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: CRYSTAL A. SCHROEDER

Commission #: 1504070

Place of Execution: Riverside County

Date Commission Expires: 7-27-08

Date: 5-11-05

Signature: M. J. DALY

Print Name: M. J. DALY



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego } ss.

Notary Public

On April 19, 05 before me, Paul M. Twilegar
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Galen E. Rogers
(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.



Place Notary Seal Above

WITNESS my hand and official seal.

Paul M. Twilegar
Signature of Notary Public

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

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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



EXHIBIT "A"

BEING A PORTIOIN OF PARCEL 3, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 18, PAGE 70 OF PARCEL MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 3; THEN ALONG THE WEST LINE OF SAID PARCEL, SOUTH 00°21'52" EAST 178.33 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, A RADIAL BEARING OF SAID CURVE TO SAID POINT BEARS SOUTH 03°13'50" EAST; THENCE ALONG SAID NON-TANGENT CURVE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 118°08'02" AN ARC LENGTH OF 123.71 FEET; THENCE TANGENT TO SAID CURVE NORTH 31°21'52" WEST 59.91 FEET TO A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 81.00 FEET; THENCE ALONG SAID CURVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 27°04'20" AN ARC LENGTH OF 38.27 FEET TO THE NORTH LINE OF SAID PARCEL 3; THENCE ALONG SAID NORTH LINE SOUTH 89°25'46" WEST 6.19 FEET TO THE POINT OF BEGINNING.

SUBJECT PROPERTY CONTAINS 0.15 ACRES

PREPARED UNDER THE SUPERVISION OF


JOHN A. FRIEDRICH, R.C.E. 27861 2-22-05



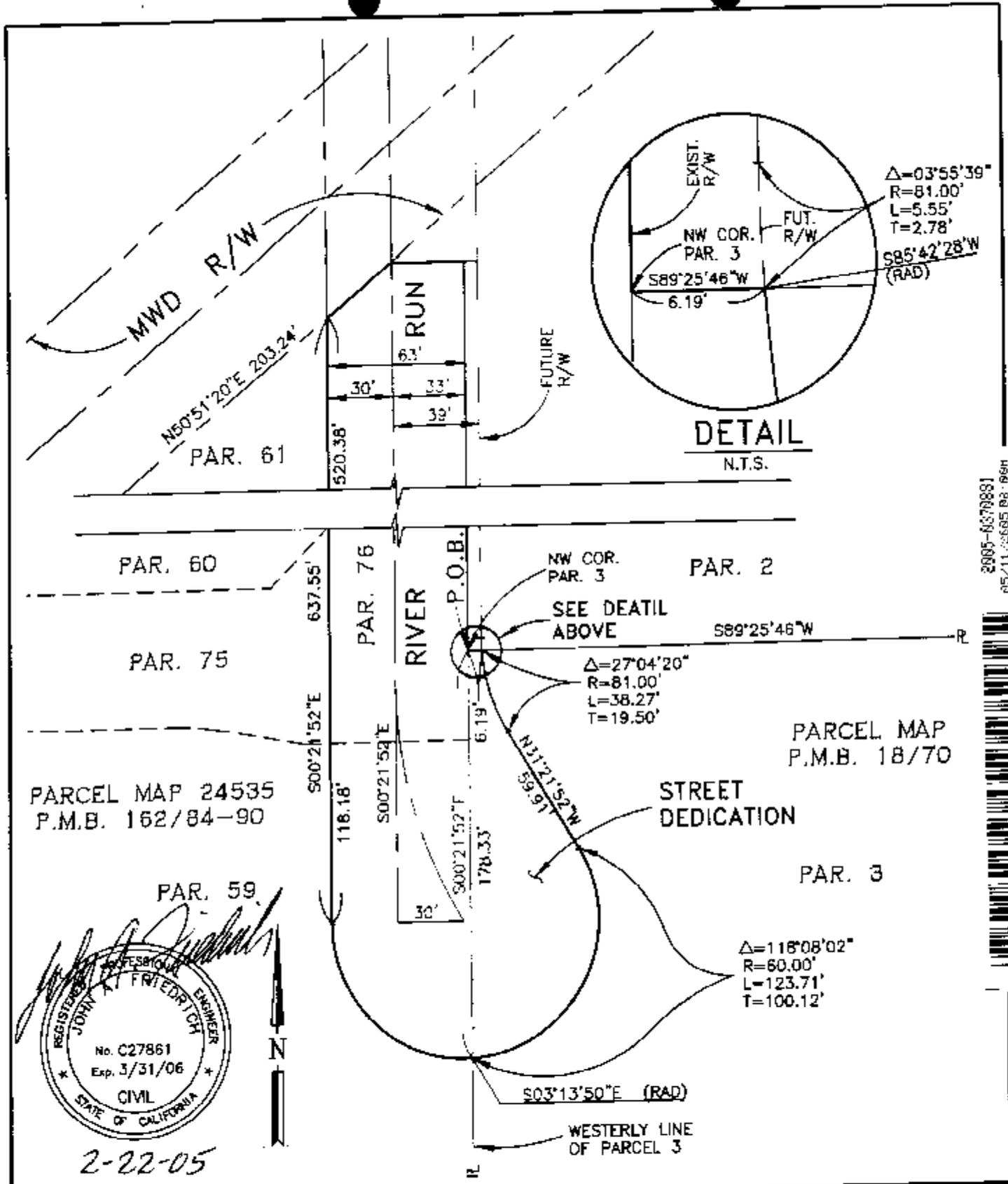
DESCRIPTION APPROVAL:

BY: K. Straub 2/28/2005
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



2005-017661
05 11 2005 08 00
07 0



2005-6379831
 05/11/2005 08:58:58
 P. 1 of 8



CITY OF RIVERSIDE, CALIFORNIA

78-E

This plat is solely an aid in locating the parcel described in the attached document. It is not part of the written description therein.

Sheet 1 of 1

Scale: 1"=60'

15493