

When recorded mail to:

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

DOC # 2005-0605427

07/28/2005 08:00A Fee:NC

Page 1 of 9

Recorded in Official Records

County of Riverside

Larry W. Ward

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: P05-0323
APN 249-070-021, -024, &-025
Address: Marlborough and Iowa

D- 15520



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THE GROVE BUSINESS PARK, LLC, a California Limited Liability Company as Grantor(s), grant(s) 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 the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in **EXHIBIT A** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing,

maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

Date: JUNE 27, 2005

[Signature] DARRELL A. BUTLER
MEMBER

[Signature]
MANAGER OF MEMBER OF
THE GROVE BUSINESS PARK, LLC

GENERAL ACKNOWLEDGEMENT

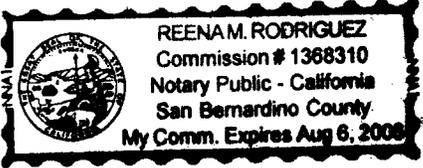
OPTIONAL SECTION

State of California }
County of Riverside } ss

On June 27, 2005 before me Reena M. Rodriguez
(date) (name)

a Notary Public in and for said State, personally appeared
Rufus Barkley III & Darrell A. Butler
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

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:



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

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

www.riversideacr.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: Reena M. Rodriguez

Commission #: 1368310

Place of Execution: San Bernardino County

Date Commission Expires: 8-6-06

Date: 7-28-05

Signature: M J Lewis

Print Name: M J LEWIS



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**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 7/21/05

CITY OF RIVERSIDE

By Neil Gutierrez

Administrative Services Manager

APPROVED AS TO FORM
CITY ATTORNEYS OFFICE

BY [Signature]
Deputy City Attorney



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City of Riverside
Lot Line Adjustment No. PO5-0323

PARCEL A

Those portions of Lots A, B and D, and Lots 9 through 24 of Steck's Citrus Tract, on file in Book 11 of Maps, Page 33 thereof, Records of Riverside County, California, together with a portion of Lot 16 of Twogood and Herrick's Subdivision, on file in Book 7 of Maps, Page 29 thereof, Records of San Bernardino County, California, being described as follows:

COMMENCING at the southeast corner of Lot 18 of said Twogood and Herrick's Subdivision, being a point in the northerly line of Marlborough Avenue, said northerly line being a line parallel with and 33.00 feet northerly of the centerline of said Marlborough Avenue;

Thence N.89°49'59"W. along the southerly lines of said Lot 18, Lot 17 of said Twogood and Herrick's Subdivision, Lot 25 of said Steck's Citrus Tract and said Lot 24, a distance of 997.77 feet, being the **POINT OF BEGINNING**;

Thence N.00°10'01"E., a distance of 286.52 feet;

Thence N.89°49'59"W., a distance of 533.37 feet, to the easterly line of Parcel 3, conveyed to the City of Riverside by Deed recorded April 21, 1961, as Instrument No. 34428, Official Records of Riverside County, California, said easterly line being a line parallel with and 55.00 feet easterly of the centerline of Iowa Avenue, as shown on said Steck's Citrus Tract;

Thence S.00°15'16"E. along said easterly line, a distance of 286.53 feet, to the southerly line of said Lot 12, said southerly line also being said northerly line of Marlborough Avenue;

Thence S.89°49'59"E. along said southerly line of Lot 12 and along the southerly lines of said Lots 13 through 24, said southerly lines also being said northerly line of Marlborough Avenue, a distance of 531.27 feet, to the Point of Beginning.

The above described parcel of land contains 3.50 acres, more or less.



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PARCEL B

Those portions of Lot A, and Lots 2 through 7 of Steck's Citrus Tract, on file in Book 11 of Maps, Page 33 thereof, Records of Riverside County, California, together with a portion of Lot 16 of Twogood and Herrick's Subdivision, on file in Book 7 of Maps, Page 29 thereof, Records of San Bernardino County, California, being described as follows:

COMMENCING at the southeast corner of Lot 18 of said Twogood and Herrick's Subdivision, being a point in the northerly line of Marlborough Avenue, said northerly line being a line parallel with and 33.00 feet northerly of the centerline of said Marlborough Avenue;

Thence N.89°49'59"W. along the southerly lines of said Lot 18, Lot 17 of said Twogood and Herrick's Subdivision and Lots 24 and 25 of said Steck's Citrus Tract, a distance of 997.77 feet;

Thence N.00°10'01"E., a distance of 286.52 feet, to the **POINT OF BEGINNING**;

Thence N.89°49'59"W., a distance of 533.37 feet, to the easterly line of Parcel 3, conveyed to the City of Riverside by Deed recorded April 21, 1961, as Instrument No. 34428, Official Records of Riverside County, California, said easterly line being a line parallel with and 55.00 feet easterly of the centerline of Iowa Avenue, as shown on said Steck's Citrus Tract;

Thence N.00°15'16"W. along said parallel line, a distance of 259.24 feet, to the northwest corner of Parcel 3 of Parcel Map Waiver No. 47-878, recorded June 28, 1991, as Instrument No. 220472, Official Records of Riverside County;

Thence N.89°43'27"E. along the northerly line of said Parcel 3 of Parcel Map Waiver No. 47-878, a distance of 530.29 feet, to a line which bears N.00°10'01"E. from the Point of Beginning;

Thence S.00°10'01"W. along said line, a distance of 263.37 feet, to the Point of Beginning.

The above described parcel of land contains 3.21 acres, more or less.

PARCEL C

Those portions of Lot B, Lots 24 and 25 of Steck's Citrus Tract, on file in Book 11 of Maps, Page 33 thereof, Records of Riverside County, California, together with portions of Lots 16, 17 and 18 of Twogood and Herrick's Subdivision, on file in Book 7 of Maps, Page 29 thereof, Records of San Bernardino County, California, being described as follows:

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BEGINNING at the southeast corner of Lot 18 of said Twogood and Herrick's Subdivision, being a point in the northerly line of Marlborough Avenue, said northerly line being a line parallel with and 33.00 feet northerly of the centerline of said Marlborough Avenue;

Thence N.89°49'59"W. along the southerly lines of said Lot 18, Lot 17 of said Twogood and Herrick's Subdivision, Lot 25 of said Steck's Citrus Tract and said Lot 24, a distance of 997.77 feet;

Thence N.00°10'01"E., a distance of 549.89 feet, to the northerly line of Parcel 3 of Parcel Map Waiver No. 47-878, recorded June 28, 1991, as Instrument No. 220472, Official Records of Riverside County;

Thence N.89°43'27"E along the northerly lines of said Parcel Map Waiver No. 47-878, a distance of 1012.71 feet, to the easterly line of said Lot 18;

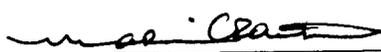
Thence S.01°41'52"W. along said easterly line, a distance of 557.92 feet, to the Point of Beginning.

The above described parcel of land contains 12.78 acres, more or less.

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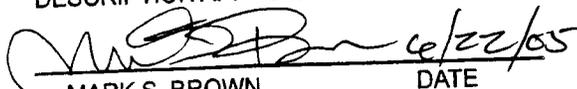
KCT CONSULTANTS, INC.
Prepared Under the Supervision of:


Marissa Crowther PLS No. 6152

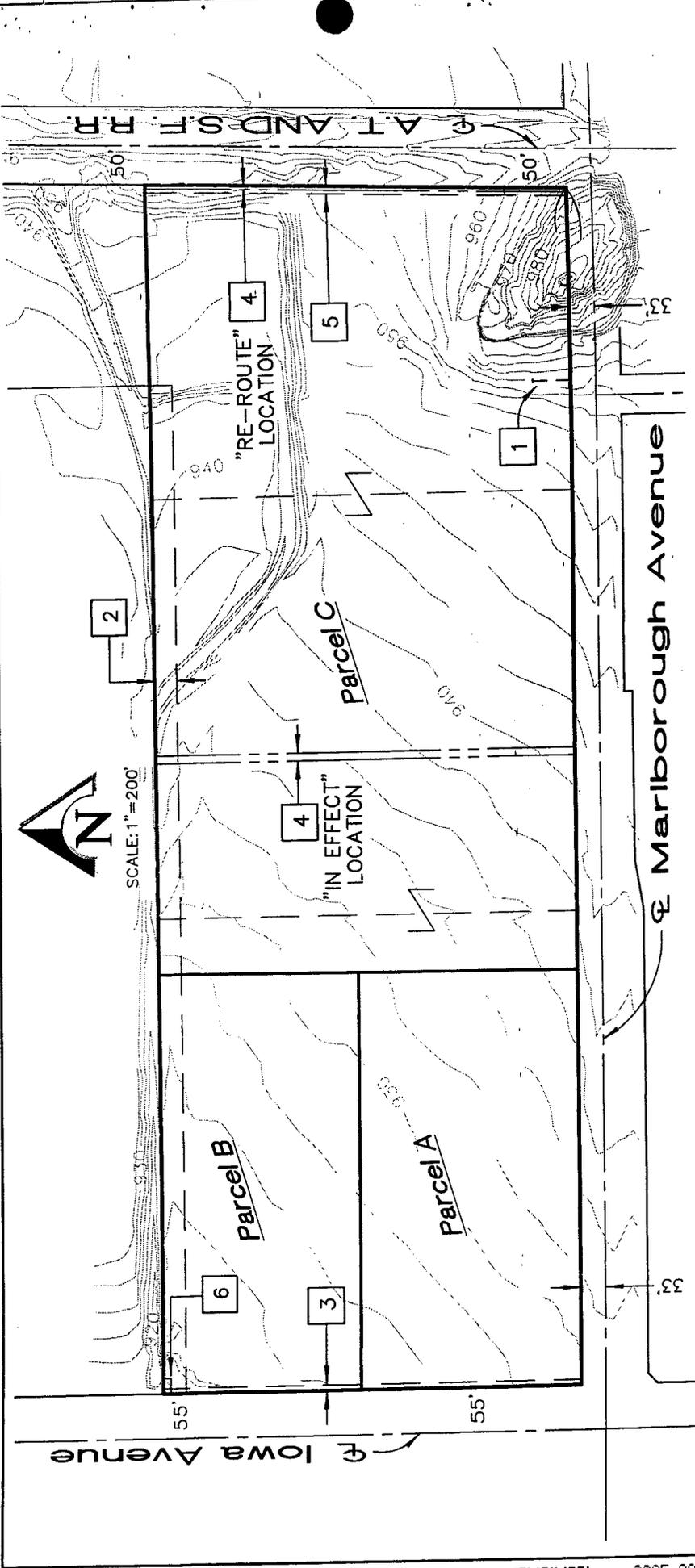
Date: June 9th 2005



DESCRIPTION APPROVAL:


MARK S. BROWN DATE 6/22/05
CITY SURVEYOR





EASEMENTS OVER PARCELS 1, 2 & 3

- 1** Guy Wires and Anchors Easement in favor of South, Calif. Edison Co., rec. 8-9-1946, Bk. 762, Pg. 405, O.R.
- 2** Building Setback Line per CCR's rec. 8-17-1988, Inst. No. 233450, O.R.
- 3** Public Utilities Easement in favor of Pacific Tel. & Telegraph Co., rec. 5-25-1961, Inst. No. 44639, O.R.
- 4** Electrical Lines & Communications Easement in favor of the City of Riverside, rec. 5-12-1961, Inst. No. 40934, O.R.
"In Effect" is location of existing structures.
- 5** Electrical Lines & Communications Easement in favor of the City of Riverside, rec. 11-9-1962, Inst. No. 104176, O.R.
- 6** Electrical Lines & Cable Easement in favor of the City of Riverside, rec. 12-1-1961, Bk. 3030, Pg. 503, Inst. No. 103423, O.R.

EXHIBIT "B"
 Sheet 2 of 2
 Scale: 1"=200'
 February 2005
 WO 1320-02

CITY OF RIVERSIDE
LOT LINE ADJUSTMENT: P05-0323



KCT CONSULTANTS, INC.
 CMI Engineers - Surveyors - Planners



SCALE: 1" = 200'

Parcel 3, Inst. No. 34428, O.R. (4-21-1961)

Parcel B Area = 3.21 Acres

(Existing Par. 3, P.M.W. 47-878)

Parcel A Area = 3.50 Acres

Lot 16, 17, 18, 19, 20, 21, 22, 23, 24, 25

Steck's Citrus Tract (MB) 11/33

Parcel C Area = 12.78 Acres

Twogood and Herrick's Sub MB 7/29-SB Co.

VACANT LANDS CITRUS GROVES

N'y Line Par. 3, 4 & 5 of PMW-48-878

N89°43'27"E 1548.00'

530.29'

N00°15'16"W

263.37'

549.89'

N00°10'01"E

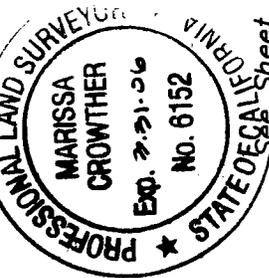
1529.04'

N89°49'59"W

997.77'

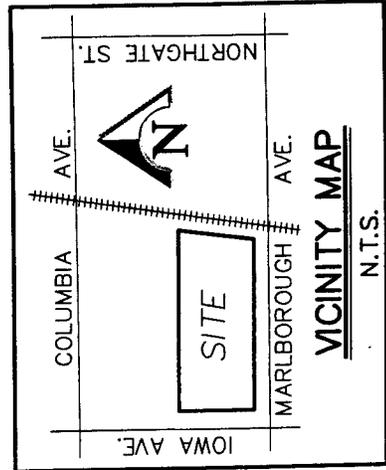
Marlborough Avenue

SE Cor. Lot 18 P.O.C. Par. 1 & 2; P.O.B. Par. 3



LEGEND

PMW-47-878, Inst. No. 220472, O.R. (6-28-1991)



Prepared under the supervision of:

MARISSA CROWTHER, PLS 6152

DATE: June 9, 2005

CITY OF RIVERSIDE LOT LINE ADJUSTMENT PO5-0323

KCT CONSULTANTS, INC. Civil Engineers - Surveyors - Planners



See Sheet 2 for Easement Locations

EXHIBIT "B"

Sheet 1 of 2

Scale: 1" = 200'

February 2005

WO 1320-02



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