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When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

JUL 24 1997

FREE RECORDING

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

Recorded in Official Records
of Riverside County, California
Recorder

Fees \$ _____

FOR RECORDER'S OFFICE USE ONLY

Project: LL-011-967
 RZ-001-967
A.P.N. 132-090-007
11215 Indiana Avenue

D-14117

GRANT OF EASEMENT

MATTHEW E. WEBB and KATHERINE C. WEBB, husband and wife as tenants, as to an undivided 12.5% interest, SSS GROUP, a California general partnership, as to an undivided 37.5% interest, and MICHAEL A. GIURBINO and SUZANNE E. GIURBINO, Trustees of the MICHAEL and SUZANNE GIURBINO REVOCABLE TRUST, dated July 26, 1988 as to an undivided 50% 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 5/2/97

Matthew E. Webb

MATTHEW E. WEBB

Katherine C. Webb

KATHERINE C. WEBB

Dated 5/2/97

SSS GROUP, a California general partnership

By Scott S. Webb
Scott S. Webb

By Stephen C. Webb
Stephen C. Webb

Dated 5/05/97

MICHAEL A. GIURBINO and SUZANNE E. GIURBINO, Trustees of the MICHAEL and SUZANNE GIURBINO REVOCABLE TRUST, dated July 26, 1988

Michael A. Giurbino
MICHAEL A. GIURBINO, Trustee

Suzanne E. Giurbino
SUZANNE E. GIURBINO, 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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 7/11/97

CITY OF RIVERSIDE

David Head

**Real Property Services Manager
of the City of Riverside**

LL011967.rwd

APPROVED AND
ASST. CITY ATTORNEY

GENERAL ACKNOWLEDGEMENT

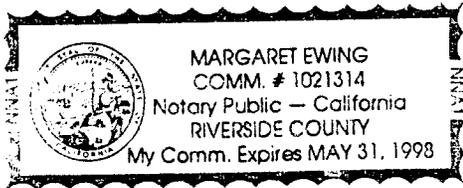
State of California }
County of RIVERSIDE } ss

On 5/2/99, before me MARGARET EWING
(date) (name)

a Notary Public in and for said State, personally appeared

Scott S Webb
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.

Margaret Ewing
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:

GENERAL ACKNOWLEDGEMENT

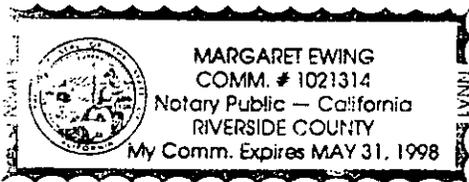
State of California }
County of Riverside } ss

On 5/21/91, before me MARGARET EWING
(date) (name)

a Notary Public in and for said State, personally appeared

STEPHEN A. WEBB
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.

Margaret Ewing
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

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GENERAL ACKNOWLEDGEMENT

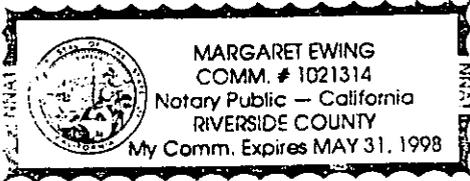
State of California }
County of Riverside } ss

On 5/2/97, before me MARGARET EWING
(date) (name)

a Notary Public in and for said State, personally appeared

Scott S Webb
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.

Margaret Ewing
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNED

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- (X) Partner(s)
- (X) General
- () Limited

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GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

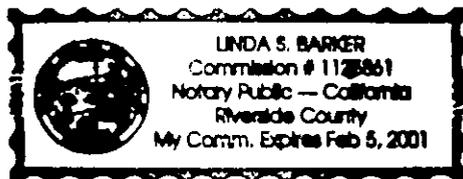
On 05/09/97, before me Linda S. Barker
(date) (name)

a Notary Public in and for said State, personally appeared

Michael A. and Suzanne E. Giurbino

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.

Linda S. Barker
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:

EXHIBIT "A"

That portion of Lot 15 in Block 43 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1 of Maps at page 70 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the centerline intersection of Indiana Avenue and Fensmuir Street of Tract No. 3783, as shown by map on file in Book 67 of Maps at pages 67 and 68 thereof, Records of Riverside County, California;

Thence North 55° 58' 15" East along said centerline of Indiana Avenue and along the centerline of Indiana Avenue of Tract No. 3651, as shown by map on file in Book 68 of Maps at pages 69 and 70 thereof, Records of Riverside County, California, a distance of 678.54 feet to a point thereon, said point being an intersection with said centerline and the southeasterly prolongation of the northeasterly line of said Tract No. 3651;

Thence North 34° 02' 45" West along said prolongation, a distance of 40.00 feet for the TRUE POINT OF BEGINNING, said point being the most easterly corner of Lot "E" of said Tract No. 3651;

Thence continuing North 34° 02' 45" West along said northeasterly line of Tract No. 3651, a distance of 4.00 feet to a point on a line parallel with and distant northwesterly 44.00 feet, measured at a right angle, from said centerline of Indiana Avenue;

Thence North 55° 58' 15" East along said parallel line, a distance of 268.24 feet to a point on the southwesterly line of Parcel 1170-2B of Record of Survey on file in Book 71 of Records of Survey at pages 76, 77 and 78 inclusive thereof, Records of Riverside County, California;

Thence South 34° 02' 46" East along said southwesterly line, a distance of 4.00 feet to the most southerly corner of said Parcel 1170-2B, said corner being in the northwesterly right-of-way line of said Indiana Avenue;

Thence South 55° 58' 15" West along said right-of-way line, a distance of 268.24 feet to the true point of beginning.

Containing 1,073 square feet, more or less.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb
Matthew E. Webb, L.S. 5529

12/16/96
Date

Prepared by: Matthew E. Webb
Checked by: [Signature]

DESCRIPTION APPROVAL: 4.30.97
[Signature]
SURVEYOR - CITY OF RIVERSIDE



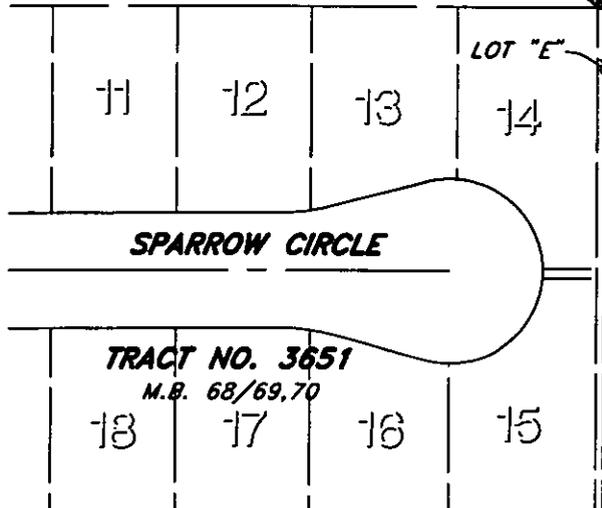
16
R.S. 71/76-78

PAR. 1170-2B
N34°02'46"W 4.00'

BLK. 43

15
**THE LANDS OF THE RIVERSIDE
LAND AND IRRIGATING COMPANY**
M.B. 1/70 S.B. CO. REC.

N34°02'45"W 4.00'



TRACT NO. 3651
M.B. 68/69,70

18 17 16 15

FENSMUIR STREET
PER TRACT NO. 3783,
M.B. 67/67,68, RIV. CO. REC.

INDIANA AVENUE



CITY OF RIVERSIDE, CALIFORNIA

79-8

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 96-100

SCALE 1" = 100'

DRWN BY (signature) DATE 12/12/96
CHKD BY (signature) DATE 12/13/96

SUBJECT: **OFFER OF DEDICATION**