



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

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Project: J. F. KENNEDY DR.
TRACT 28863

GRANT OF EASEMENT

REGIONAL PROPERTIES, 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 12/7/99

REGIONAL PROPERTIES, INC.,
a California corporation

By: [Signature]

Title: President

By: [Signature]

Title: Secretary

APPROVED AS TO FORM
Kathleen M. Bong
ASST. CITY ATTORNEY

GENERAL ACKNOWLEDGEMENT

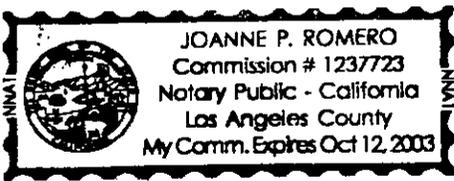
State of California }
County of Los Angeles } ss

On 12/7/99, before me Joanne P. Romero
(date) (name)

a Notary Public in and for said State, personally appeared
Mark Rubin
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.
Joanne P. Romero
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:



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

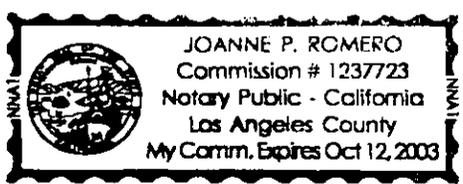
State of California

County of Los Angeles } ss.

On 12/7/99, before me, Joanne P. Romero, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Alex Lowy
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/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.

Joanne P. Romero
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: Grant of Easement

Document Date: _____ Number of Pages: _____

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: _____



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 12/20/99


Real Property Services Manager
of the City of Riverside

t28863.rpi



Lawrence L. Truman

Prepared under the supervision of
Lawrence L. Truman, L.S. #5346
Expires 12/31/99
KEITH INTERNATIONAL, INC.
22690 Cactus Avenue, Suite 300
Moreno Valley, CA 92553
(909) 653-0234

DESCRIPTION APPROVAL 11/11/99
Walter R. Ford by
SURVEYOR, CITY OF RIVERSIDE

for



EXHIBIT "A"
LEGAL DESCRIPTION
DESCRIPTION OF ROAD EASEMENT

THAT PORTION OF PARCEL "A", IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS DESCRIBED IN A DEED RECORDED FEBRUARY 8, 1989, AS INSTRUMENT NO. 40383 OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT "F" OF TRACT NO. 28863 AS SHOWN ON A MAP FILED IN BOOK 276, PAGES 6 THROUGH 10, INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT NO. 28863 SOUTH 89°01'34" WEST, 194.19 FEET TO THE EASTERLY LINE OF SAID PARCEL "A", SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY SOUTH 89°01'34" WEST, 766.97 FEET TO THE WESTERLY LINE OF SAID PARCEL "A";

THENCE ALONG SAID WESTERLY LINE NORTH 0°06'51" WEST, 64.01 FEET TO A LINE PARALLEL WITH AND 44 FEET NORTHERLY FROM THE CENTERLINE OF JOHN F. KENNEDY DRIVE AS SHOWN ON SAID MAP;

THENCE ALONG SAID PARALLEL LINE NORTH 89°01'34" EAST, 545.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 924.00 FEET;

THENCE EASTERLY ALONG SAID CURVE 204.00 FEET THROUGH A CENTRAL ANGLE OF 12°39'00" TO A LINE PARALLEL WITH AND 38 FEET NORTHEASTERLY FROM SAID CENTERLINE;

THENCE ALONG SAID PARALLEL LINE SOUTH 78°19'26" EAST, 19.04 FEET TO SAID EASTERLY LINE OF PARCEL "A";

THENCE ALONG SAID EASTERLY LINE SOUTH 0°59'02" EAST, 37.40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.081 ACRES, MORE OR LESS.

2000-086666
01/10/2000 08:00A
5 of 6



SCALE: 1" = 100'



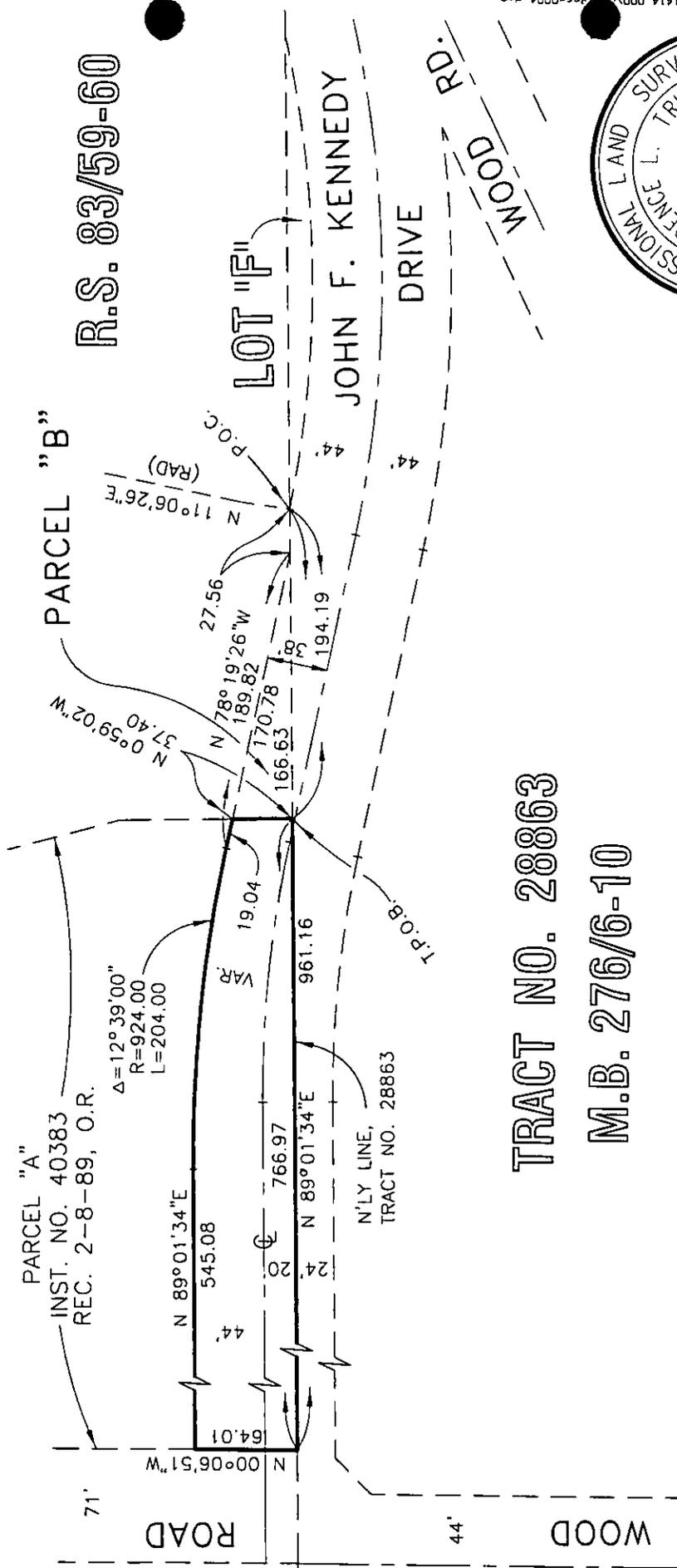
PARCEL MAP NO. 4806

P.M.B. 7/8-12

MAP TO ACCOMPANY DESCRIPTION
ROAD EASEMENT

PARCEL 19

R.S. 83/59-60



TRACT NO. 28863

M.B. 276/6-10



PREPARED UNDER THE
SUPERVISION OF:

Lawrence L. Truman

LAWRENCE L. TRUMAN, L.S. 5346

TKC

The Keith Companies

22690 Cactus Avenue, Suite 300 Moreno Valley, CA 92553-9024 (909) 653-0234

2000-000666
01/10/2000 08:00A
6 of 6

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