

When recorded mail to:

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

DOC # 2003-495223

07/03/2003 08:00A Fee:NC

Page 1 of 7

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



FREE RECORDING

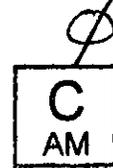
This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		7						
								✓	AM
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: LL-040-012

A.P.N. 234-270-002 & 021

D - 15178



GRANT OF EASEMENT

FAIRFIELD VAN BUREN L.P., a Delaware limited partnership, 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 _____

FAIRFIELD VAN BUREN L.P., a Delaware limited partnership

By SEE ATTACHED

Title _____

By _____

Title _____

GENERAL ACKNOWLEDGEMENT

State of California

County of San Diego } ss

On June 10, 2003, before me M.M. Rhinesmith
(date) (name)

a Notary Public in and for said State, personally appeared

Patrick J. Gavin

Name(s) of Signer(s)

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:

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.

M. M. Rhinesmith
Signature



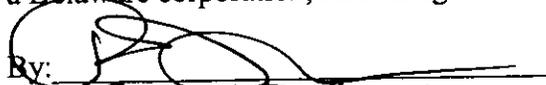
2003-495223
07/03/2003 08:00A
2 of 7

**SIGNATURE BLOCK
OF
FAIRFIELD VAN BUREN L.P.**

Fairfield Van Buren L.P.,
a Delaware limited partnership

By: FF Van Buren LLC,
a California limited liability company,
its General Partner

By: FF Properties, Inc.,
a Delaware corporation, its Manager

By: 

Name: PATRICK J. GAVIN

Title: VICE PRESIDENT



**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 6/25/03

CITY OF RIVERSIDE

Michelle Haining
Interim Real Property Services Manager
of the City of Riverside

LL040-012 GOE.DOC

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

BY *[Signature]*
Deputy City Attorney



2003-495223
07/03/2003 08:00A
4 of 7

EXHIBIT "A"

That certain real property located in the City of Riverside, Riverside County, California, described as follows:

That portion of Lots 8 and 9 in Block 29 of the Lands of the Riverside Land and Irrigating Co., as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, more particularly described as follows:

COMMENCING at the most southerly corner of said Lot 9; said corner being in the northerly line of the Riverside Water Company Canal, as shown by Record of Survey on file in Book 111, Pages 70 and 71 of Record of Surveys, records of Riverside County, California;

THENCE North 20°21'44" East, a distance of 0.68 of a foot;

THENCE North 21°44'44" East, a distance of 93.06 feet;

THENCE North 37°35'44" East, a distance of 96.64 feet;

THENCE North 52°50'18" East, a distance of 112.47 feet;

THENCE North 65°49'18" East, a distance of 294.33 feet;

THENCE North 56°20'33" East, a distance of 69.59 feet to a line that is parallel with and distant 60.00 feet southwesterly, as measured at right angles, from the centerline of Van Buren Boulevard as shown by said Record of Survey and the **POINT OF BEGINNING** of the parcel of land to be described; the preceding six courses being along said northerly line of the Riverside Water Company Canal;

THENCE along said parallel line, North 33°59'52" West, 770.96 feet to the beginning of a curve concaving southwesterly and having a radius of 940.00 feet;

THENCE northerly along said curve to the left through an angle of 8°34'42", and along a line that is parallel with and distant 5.00 feet southwesterly, as measured at right angles, from the westerly line of that certain parcel of land described in deed to the City of Riverside by Grant Deed recorded November 7, 1980, as Instrument No. 208907 of Official Records of Riverside County, California, an arc length of 140.74 feet to a tangent line;

THENCE along said tangent line and continuing parallel to said westerly line, North 42°34'34" West, a distance of 56.32 feet;

THENCE North 87°31'46" West, a distance of 29.14 feet to a point in the southerly line of said parcel of land described in document recorded November 7, 1980; said point being the beginning of a non-tangent curve concaving southerly and having a radius of 40.00 feet; the radial line to the beginning of said curve bears North 21°56'57" West;



THENCE easterly along said curve to the right and along said westerly line of the parcel of land described in document recorded November 7, 1980, through an angle of 68°52'23" an arc length of 48.08 feet to a tangent line;

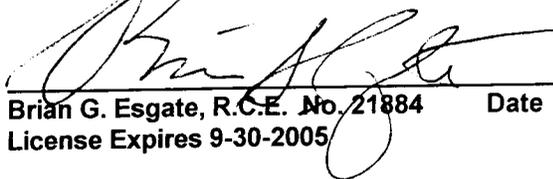
THENCE continuing along said westerly line, South 42°34'34" East, a distance of 39.63 feet to the beginning of a curve concaving southwesterly and having a radius of 945.00 feet;

THENCE southeasterly along said curve to the right through an angle of 8°34'42" and continuing along said westerly line, an arc length of 141.49 feet to a line that is parallel with and distant 55.00 feet westerly, as measured at right angles, from said centerline of Van Buren Boulevard;

THENCE along said parallel line, South 33°59'52" East, 770.99 feet to said northerly line of the Riverside Water Company Canal;

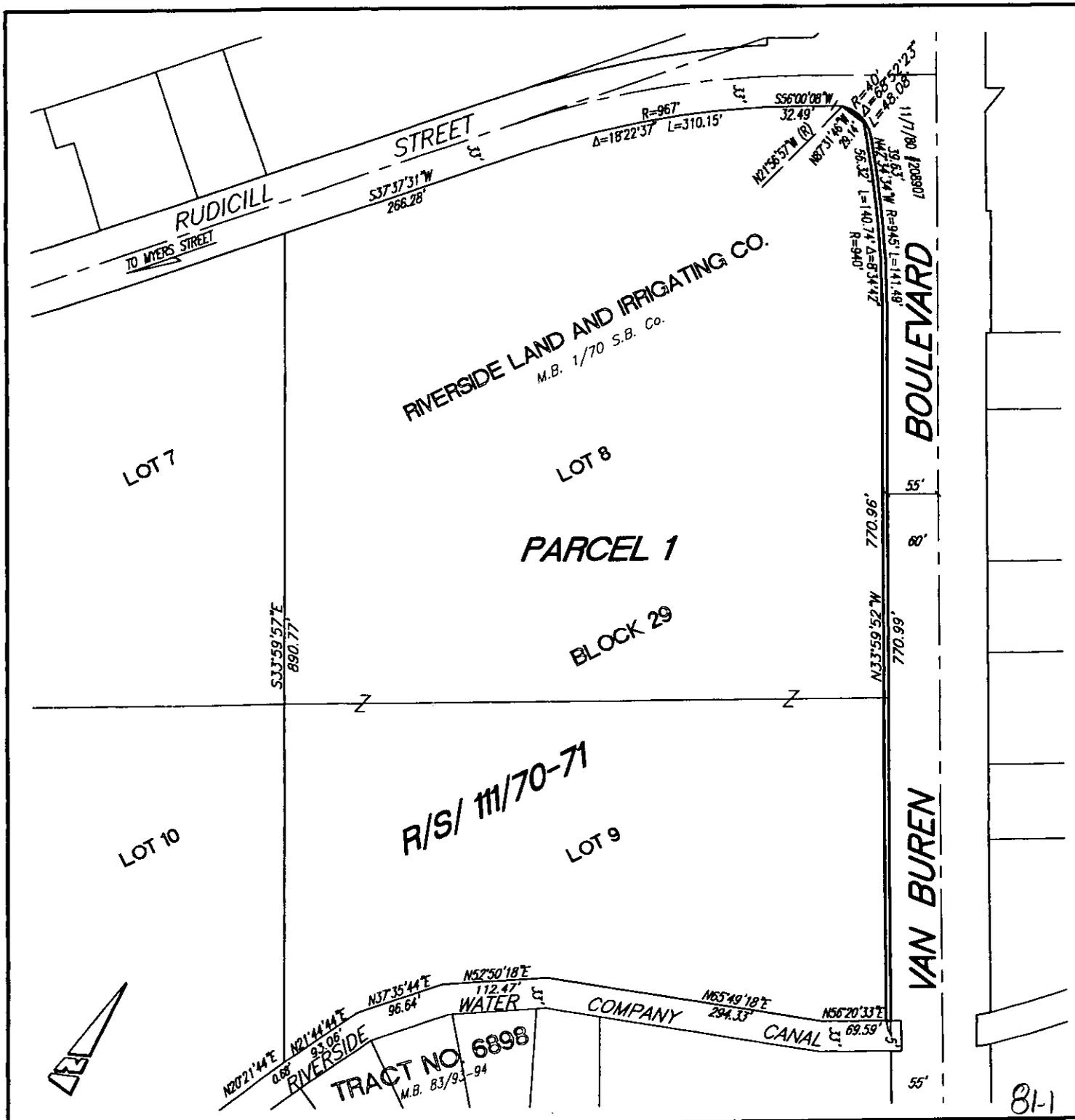
THENCE along said northerly line, South 56°20'33" West, 5.00 feet to the **POINT OF BEGINNING.**

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

 3/20/03
Brian G. Esgate, R.C.E. No. 21884 Date
License Expires 9-30-2005



2003-495223
07/03/2003 08:00A
6 of 7



ESGATE ENGINEERING
 3351 PACHAPPA HILL
 RIVERSIDE, CALIFORNIA
 92506
 (909) 313-2058

PREPARED BY: *[Signature]* P.C.E. NO. 21884
 DATE: 3/25/03

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION.

PROJECT: L.L.A. DEDICATION
 SCALE: N.T.S.
 J.N. 0202 FAIRFIELD

81-1