



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: Proposed School Site
Krameria & Cole Avenues
A.P.N. 266-130-021

D - 15517



GRANT OF EASEMENT

MISSION RANCH EAST PARTNERS, L.P., a California 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 June 29, 2005

**MISSION RANCH EAST PARTNERS, L.P.,
a California limited partnership**

By: Entrepreneurial-Sheffield Partners, LLC,
a Delaware limited liability company

By: Entrepreneurial Properties Corporation,
a Nevada corporation,
Member

By: Sheffield Homes, LLC,
a California limited liability company,
Member

By: Randall C. Luce
Randall C. Luce
President

By: [Signature]
John K. Able ABEL
Member

By: [Signature]
Edwin M. Hupp, Jr.
Trustee of the Hupp Family Trust,
dated June 18, 1999
Member

2005-0556264
07-13 2005 08 06A
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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 7/12/05

CITY OF RIVERSIDE

By [Signature]
Administrative Services Manager

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

By [Signature]
Deputy City Attorney

State of California

County of Orange

On June 29, 2005 before me, Maryellen LaCasto, Notary Public
Date Name and Title of Officer (e.g. "James Doe, Notary Public")

personally appeared Randall C. Luce
Name(s) of Signer(r)

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.

Maryellen LaCasto

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 Deed

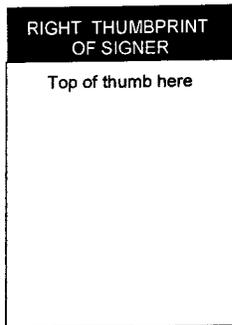
Document Date: June 29, 2005 Number of Pages: 5

Signer(s) Other Than Named Above: John K. Abel and Edwin M. Hupp, Jr.

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

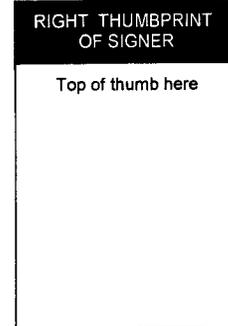
- Individual
- Corporate Officer
Title(s): _____
- Partner Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer is Representing:

Signer's Name: _____

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



Signer is Representing:



2005-0558264
07/13/2005 08:00A
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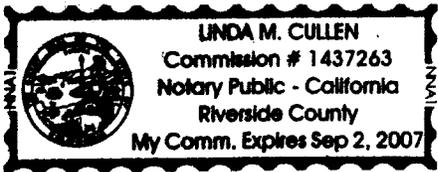
State of California

County of Riverside

On June 29, 2005 before me, Linda M. Cullen, Notary Public
Date Name and Title of Officer (e.g. "James Doe, Notary Public")

personally appeared John K. Abel
Name(s) of Signer(r)

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WITNESS my hand and official seal.

Linda M. Cullen

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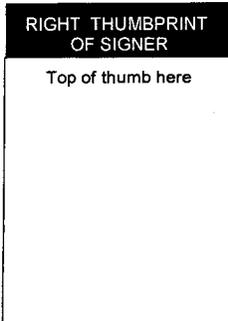
Document Date: June 29, 2005 Number of Pages: 5

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Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

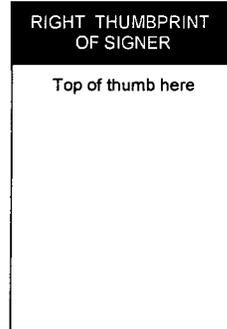
- Individual
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Signer is Representing:



State of California

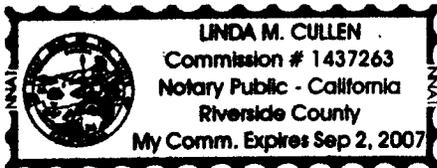
County of Riverside

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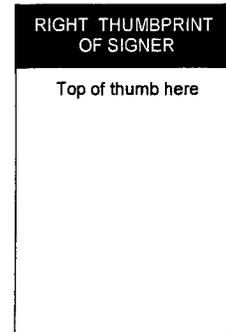
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Signer's Name: _____

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- Attorney-in-Fact
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- Other: _____



Signer is Representing:



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EXHIBIT "A"

Those portions of Lot 5, Lot 12, Lot C (Krameria Avenue) and Lot L (Cole Street) of Woodcrest Acres, as shown by map on file in Book 11 of Maps at page 62 thereof, Records of Riverside County, California, being a portion of Parcel 1 of City of Riverside Lot Line Adjustment designated as LL-P03-1398, recorded June 18, 2004 as Instrument Number 0470140, Official Records of Riverside County, California, said portions being described as follows:

BEGINNING at the intersection of the north line of said Lot C (Krameria Avenue 30.00 feet in half width) with the centerline of said Lot L (Cole Street 60.00 feet in width), said intersection being the northeast corner of said Parcel 1;

Thence South $00^{\circ} 24' 02''$ West along said centerline of Cole Street and along the easterly line of said Parcel 1, a distance of 729.47 feet to the southeast corner thereof;

Thence South $89^{\circ} 36' 17''$ West along the southerly line of said Parcel 1, a distance of 508.21 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 335.00 feet;

Thence westerly and southwesterly along said southerly line and along said curve, to the left, through a central angle of $27^{\circ} 45' 50''$, an arc distance of 162.33 feet to the most southerly corner of said Parcel 1, said corner being on the westerly line of said Lot 12, the radial line from said point bears South $28^{\circ} 09' 32''$ East;

Thence North $00^{\circ} 24' 11''$ East along said westerly line and along the westerly line of said Parcel 1, a distance of 37.09 feet to a point on a line parallel with and distant northerly 33.00 feet, measured at a right angle, from the southerly line of said Parcel 1, said point being the beginning of a non-tangent curve, concave to the southeast, having a radius of 368.00 feet, the radial line from said point bears South $25^{\circ} 23' 50''$ East;

Thence northerly and easterly along said parallel line and along said curve, to the right, through a central angle of $25^{\circ} 00' 08''$, an arc distance of 160.58 feet;

Thence North $89^{\circ} 36' 17''$ East along said parallel line, a distance of 441.94 feet;

Thence North $49^{\circ} 02' 57''$ East, a distance of 30.27 feet to a point on a line parallel with and distant westerly 44.00 feet, measured at a right angle, from said centerline of Cole Street;

Thence North $00^{\circ} 24' 02''$ East along said parallel line, a distance of 609.56 feet;



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Thence North 44° 58' 46" West, a distance of 32.66 feet, to a point on a line parallel with and distant southerly 44.00 feet, measured at a right angle, from the north line of said Lot C;

Thence South 89° 38' 22" West, along said parallel line, a distance of 596.44 feet to a point on the westerly line of said Lot 5, said point also being on the westerly line of Parcel 1;

Thence North 00° 24' 11" East along said westerly line of Lot 5 and along said westerly line of Parcel 1, a distance of 44.00 feet to a point on said north line of Lot C, said point being on the centerline of said Krameria Avenue, said point also being the northwest corner of said Parcel 1;

Thence North 89° 38' 22" East, along said centerline of Krameria Avenue and along the northerly line of said Parcel 1, a distance of 663.69 feet, to the **POINT OF BEGINNING**.

Containing 1.85 acres, more or less.

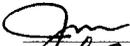
SEE PLAT ATTACHED HERETO AS EXHIBIT "B".

PREPARED UNDER MY SUPERVISION


Mohammad A. Faghihi, L.S. 6607

11/12/04
Date



Prepared by: 
Checked by: 

DESCRIPTION APPROVAL 11, 23, 2004

for SURVEYOR CITY OF RIVERSIDE



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EXHIBIT "B"

TRACT NO. 21636-4

M.B. 196/67-70



P.O.B.

SCALE: 1"=150'

C/L KRAMERIA AVENUE

N89°38'22"E 663.69'

29

LOT C

N00°24'11"E
44.00'

30.00'
14.00'
44.00'

S89°38'22"W 596.44'

N44°58'46"W
32.66'

1.85 Acres

C/L COLE AVENUE

N00°24'02"E 609.56'

S00°24'02"W 729.47'

6

5

WOODCREST ACRES

M.B. 11/62

Δ= 25°00'08"
R=368.00'
L=160.58'
T=81.59'

PARCEL 1
L.L. - P03-1398

REC'D 6/18/04 AS
INSTR. NO 0470140

N49°02'57"E
30.27'

30.00'
14.00'
44.00'

N89°36'17"E 441.94'

MISSION RANCH ROAD

S89°36'17"W 508.21'

LOT L

TRACT NO. 31362-1

M.B. ---

N00°24'11"E
37.09'
S25°23'30"E

11

S28°09'32"E

R=335.00'
Δ= 27°45'50"
L=162.33'
T=82.79'

12

PARCEL 2
L.L. - P03-1398

REC'D 6/18/04 AS
INSTR. NO 0470140

S'LY LINE OF
PARCEL 1

TRACT NO. 31362

M.B. ---

SECTION 29,
T. 3 S., R. 4 W., S.B.M.



ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

CITY OF RIVERSIDE

102-5

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

W.O. 03-0269

SCALE: 1"= 150'

DRWN BY [Signature] DATE 9/21/04
CHKD BY [Signature] DATE 9/21/04

SUBJECT: ROAD AND UTILITY EASEMENT