

259779

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 AM

JUN 11 1999

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Sycamore Canyon Business Park
Storm Drain Easement - D-662 & R-3520
A.P.N. 263-290-003, 045, 046

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C
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EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SYCAMORE CANYON (RIVERSIDE) INVESTORS, L.P., a California limited partnership, as Grantor, grants 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 (the "Easement") for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of storm drain facilities, together with all necessary appurtenances, (the "Facilities") 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, (the "Easement Area").

TOGETHER WITH the right to clear and keep clear the Easement Area from any structures or trees, to enter upon and to pass and repass over and along the Easement Area, 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 (collectively, "Grantee's Designees"), whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said storm drain facilities. See the Supplemental Terms set forth on Exhibit "B" which are attached hereto and made a part hereof. In the event of any conflict between the body of this instrument and the Supplemental Terms, the Supplemental Terms shall control.

Dated

4/29/99

SYCAMORE CANYON (RIVERSIDE)
INVESTORS, L.P., a California limited
partnership

By: Avanti Properties Group, J.V. a Florida
joint venture, as sole general partner

By: Avanti Management Partners, J.V. a
Florida joint venture, as managing venturer

By: Avanti Development Corporation, a
Florida corporation, as principal managing
venturer

By:



Marvin M. Shapiro, Vice President

State of Florida
County of Orange

On April 29, 1999, before me Bernadette Lynn Ichikawa
(date) (name)

personally appeared Marvin M. Shapiro, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as Vice President of Avanti Development Corporation, a Florida corporation, the principal managing venturer of Avanti Management Partners, J.V., a Florida joint venture, which in turn is the managing venturer of Avanti Properties Group, J.V., a Florida joint venture, which in turn is the sole general partner of **SYCAMORE CANYON (RIVERSIDE) INVESTORS, L.P.**, a California limited partnership, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal:

Bernadette Lynn Ichikawa
Signature of Notary

BERNADETTE LYNN ICHIKAWA
Notary Public, State of Florida
My comm. exp. Oct. 25, 2002
Comm. No. CC785730

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 5/18/99

CITY OF RIVERSIDE

[Signature]
Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM
[Signature] 5/18/99
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

SYCAMORE.SDE

EXHIBIT "B"**SUPPLEMENTAL TERMS AND CONDITIONS TO
STORM DRAINAGE EASEMENT**

1. Grantee, by its acceptance hereof, agrees as follows with respect to the construction, reconstruction, maintenance, inspection, repair, renewal or removal of the Easement Area and the Facilities pursuant to Sycamore Canyon Business Park Storm Drain Easement Plan D-667 (hereinafter called the "Plan") (the foregoing being hereinafter sometimes collectively called the "Work"):

(a) Grantee shall undertake all of the Work in a good and substantial workmanlike and timely manner, and the Work shall be completed in accordance with the Plan.

(b) In connection with the Work, Grantee shall minimize, to the extent reasonably practicable under the circumstances existing from time to time, any interruption of or interference with the use and enjoyment by Grantor of the Grantor Property.

(c) Immediately following completion of each phase or incident of the Work, Grantee shall promptly restore the Easement Area and any other affected portion of Grantor's Property to the condition existing prior to the Work. Such restoration shall include, without limitation, the removal of all of Grantee's and Grantee's Designees' tools and equipment from Grantor's Property. Notwithstanding the foregoing, the restoration obligations of Grantee shall not require removal of improvements and Facilities installed within the Easement Area pursuant to the Plan.

EXHIBIT "A"

Those portions of Parcels 7, 8, 16 and 57 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, said portions being described as follows:

Commencing at the northwest corner of said Parcel 16, said corner also being the northwest corner of Parcel 40 of PMW-10-912 recorded April 19, 1993 as Instrument No. 143031, Official Records of Riverside County, California;

Thence South $00^{\circ} 12' 02''$ East along the west line of said Parcel 16 and along the west line of said Parcel 40, a distance of 425.52 feet for the TRUE POINT OF BEGINNING;

Thence continuing South $00^{\circ} 12' 02''$ East along said west line of Parcel 16 and along said west line of Parcel 40, a distance of 36.87 feet to an angle point thereon;

Thence South $47^{\circ} 29' 34''$ East along the boundary line of said Parcel 40, a distance of 36.91 feet to an angle point thereon;

Thence North $89^{\circ} 36' 20''$ East along the south line of said Parcel 40 and along the south line of Parcel 39 of said PMW-10-912, a distance of 673.44 feet to a point on the northwesterly right-of-way line of the Metropolitan Water District of Southern California, Box Springs Feeder, as shown on said Parcel Map No. 24733;

Thence North $51^{\circ} 01' 18''$ East along said northwesterly right-of-way line, a distance of 716.39 feet to a point on the northeasterly boundary line of Parcel 38 of said PMW-10-912, said point also being on the northeasterly line of said Parcel 7, said point also being the beginning of a non-tangent curve, concave to the southwest, having a radius of 947.00 feet, the radial line from said point bears South $64^{\circ} 10' 00''$ West;

Thence northwesterly along said northeasterly line of Parcel 7 and said northeasterly boundary line of Parcel 38 and along said curve, to the left, through a central angle of $04^{\circ} 44' 37''$, an arc distance of 78.40 feet to a point thereon, the radial line from said point bears South $59^{\circ} 25' 23''$ West;

Thence South $51^{\circ} 01' 18''$ West, a distance of 120.65 feet;

Thence South $56^{\circ} 48' 18''$ West, a distance of 248.10 feet;

Thence South 51° 01' 18" West, a distance of 192.00 feet;

Thence South 63° 31' 59" West, a distance of 90.70 feet;

Thence South 67° 20' 06" West, a distance of 125.49 feet to the beginning of a tangent curve, concave to the north, having a radius of 500.00 feet;

Thence westerly along said curve, to the right, through a central angle of 22° 16' 14", an arc distance of 194.35 feet;

Thence South 89° 36' 20" West, a distance of 383.75 feet to the true point of beginning.

Containing 2.71 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B".

PREPARED UNDER MY SUPERVISION

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

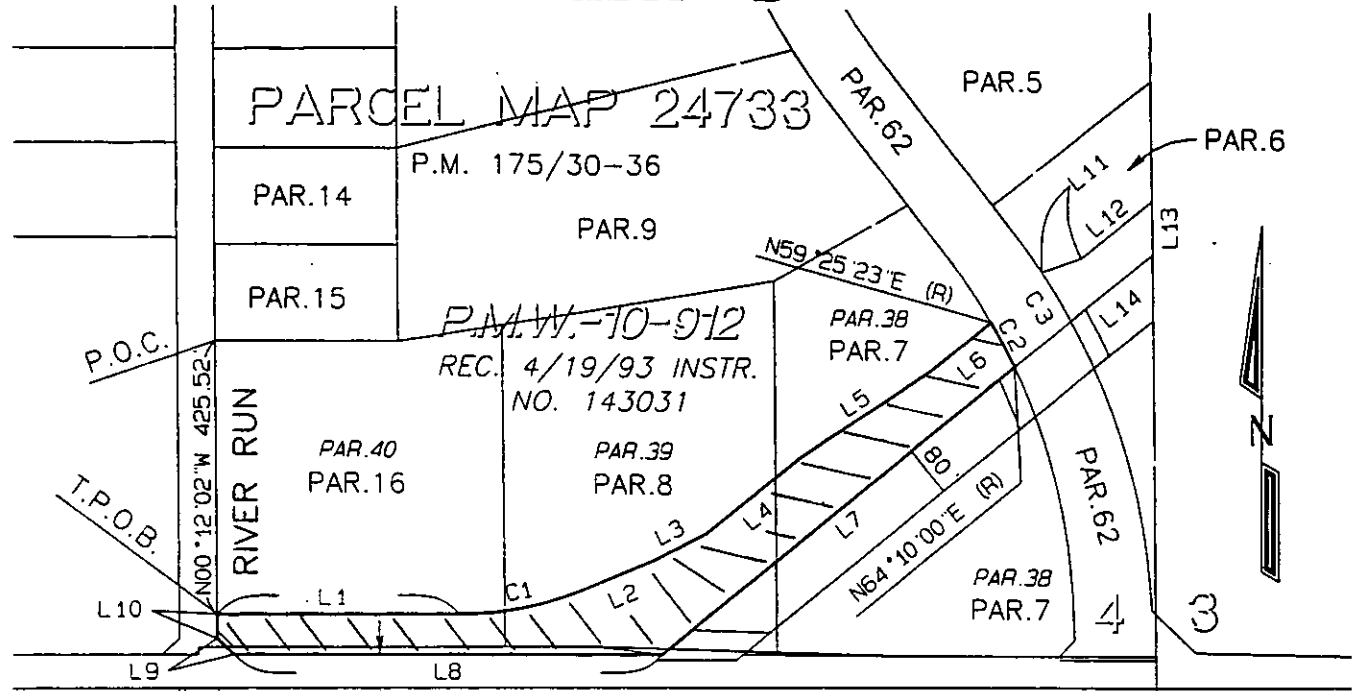
5/13/99
Date



Prepared by: [Signature]
Checked by: [Signature]

DESCRIPTION APPROVAL: 5.14.99
[Signature]
SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "B"



LINE	BEARING	DISTANCE
L1	N89°36'20"E	383.75'
L2	N67°20'06"E	125.49'
L3	N63°31'59"E	90.70'
L4	N51°01'18"E	192.00'
L5	N56°48'18"E	248.10'
L6	N51°01'18"E	120.65'
L7	N51°01'18"E	716.39'
L8	N89°36'20"E	673.44'
L9	N47°29'34"W	36.91'
L10	N00°12'02"W	36.87'
L11	N71°00'54"E	67.27'
L12	N51°01'18"E	143.55'
L13	N00°33'20"W	82.97'
L14	N51°01'18"E	166.18'

LINE	DELTA	RADIUS	LENGTH	TANGENT
C1	22°16'14"	500.00'	194.35'	98.42'
C2	04°44'37"	947.00'	78.40'	39.22'
C3	05°03'20"	1005.40'	88.71'	44.38'



ALBERT A
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

CITY OF RIVERSIDE, CALIFORNIA

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

90-3000
D67

SCALE: 1" = 300'

DRWN BY AW DATE 7/22/99
CHKD BY AW DATE 8/24/99

SUBJECT: S.D EASEMENT

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