

077808

When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00AM

MAR 4 1998

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 C.F.D.

D- 11113

C
KB

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SYCAMORE CANYON ASSOCIATES, LLC.**, a Delaware Limited Liability Company, 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 for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **STORM DRAIN FACILITIES**, together with all necessary appurtenances, 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.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, 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, whenever and wherever necessary for the purpose of constructing,

reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said storm drain facilities. **SYCAMORE CANYON ASSOCIATES, LLC.;** a Delaware Limited Liability Company

Dated July 14, 1997

Alexander S. Rados
BY: Alexander S. Rados
Manager

Jacques S. Yeager
BY: Jacques S. Yeager
Manager
Title:

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

GENERAL ACKNOWLEDGEMENT

State of California }
County of ORANGE } ss

On July 14, 1997, before me Alice C. Norton
(date) (name)

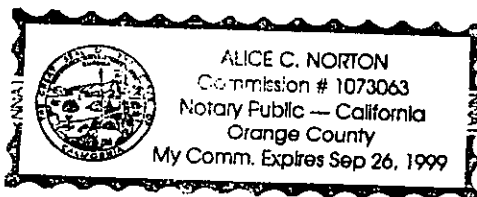
a Notary Public in and for said State, personally appeared

Alexander S. Rados
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.

Alice C. Norton



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- (X) Corporate Officer(s)
Title Manager
Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other
- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing: Sycamore Canyon Associates LI

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

77808

State of California

County of Riverside

On 7/16/97 before me, Patricia Mendoza, Notary Public

personally appeared Jacques S. Yeager

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.

Handwritten signature of Patricia Mendoza

Patricia Mendoza

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:

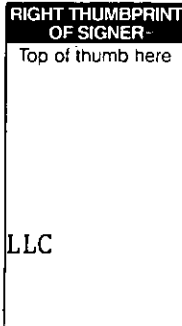
Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Jacques S. Yeager

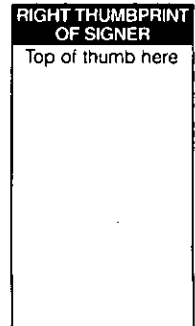
- Individual
Corporate Officer (checked)
Title(s): Manager
Partner - Limited General
Attorney-in-Fact
Trustee
Guardian or Conservator
Other:



Signer Is Representing: Sycamore Canyon Associates LLC

Signer's Name:

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



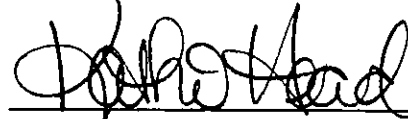
Signer Is Representing:

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 2/26/98

CITY OF RIVERSIDE



Real Property Services Manager
of the City of Riverside

EXHIBIT "A"

60' Permanent Storm Drain Easement

That portion of Parcel 3 of Parcel Map on file in Book 18 of Parcel Maps at page 70 thereof, Records of Riverside County, California, described as follows:

Commencing at the southwest corner of said Parcel 3;

Thence South 81° 35' 44" East along the southwesterly line of said Parcel 3, a distance of 71.29 feet to an angle point thereon;

Thence South 75° 26' 40" East along said southwesterly line of Parcel 3, a distance of 255.04 feet for the TRUE POINT OF BEGINNING;

Thence continuing South 75° 26' 40" East along said southwesterly line, a distance of 1149.94 feet to a point on the west line of that certain easement conveyed to the City of Riverside by deed recorded June 7, 1996 as Instrument No. 212149, Official Records of Riverside County, California;

Thence North 02° 27' 00" West along said west line, a distance of 72.17 feet to the beginning of a non-tangent curve, concave to the northwest, having a radius of 87.99 feet, the radial line from said point bears North 11° 41' 42" West;

Thence southeasterly along said curve, to the right, through a central angle of 26° 12' 04" an arc distance of 40.24 feet to a point on a line parallel with an distant northeasterly 60.00 feet, measured at a right angle, from said southwesterly line of Parcel 3;

Thence North 75° 26' 40" West along said parallel line, a distance of 1089.98 feet;

Thence South 14° 33' 20" West, a distance of 60.00 feet to the true point of beginning.

Containing 1.58 acres, more or less.

PREPARED UNDER MY SUPERVISION

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

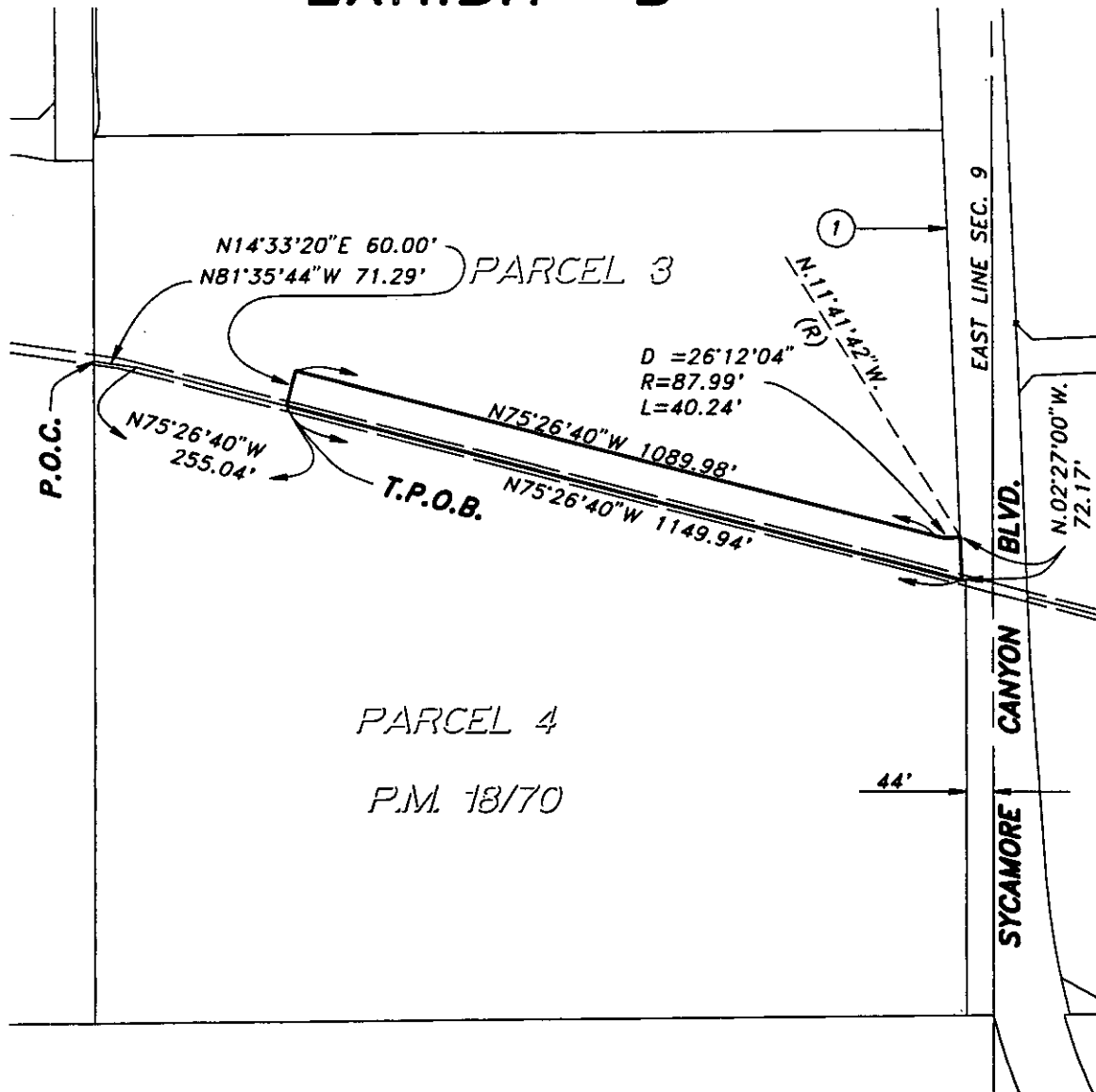
3/7/97
Date



Prepared By: [Signature]
Checked By: [Signature]

DESCRIPTION APPROVAL: 5.8.97
[Signature]
SURVEYOR CITY OF RIVERSIDE

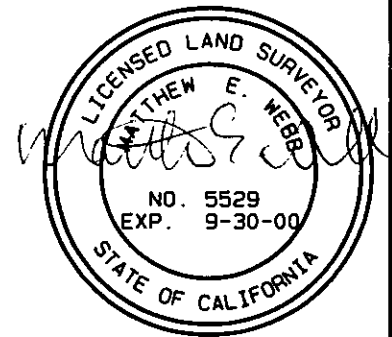
EXHIBIT "B"



PARCEL 4

P.M. 18/70

① WEST LINE OF THAT CERTAIN EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. 6/7/96, INSTR. NO. 212149, O.R. RIV. CO., CA.



903000.PRO

CITY OF RIVERSIDE, STATE OF 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

9030000 D60

SCALE: 1"=300'

DRWN BY: dy
CHKD BY: [Signature]

DATE: 2/7/97
DATE: 3/1/02

SUBJECT: 60' STORM DRAIN EASEMENT

1419Z