

When recorded mail to:

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

DOC # 2000-184334

05/16/2000 08:00A Fee:NC

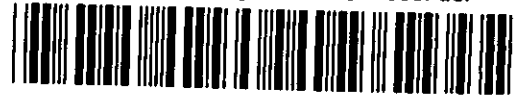
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Recorded in Official Records

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)

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Project: **PD-002-978**
Mission Grove Pkwy South

14565



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **FSC/MISSION GROVE ASSOCIATES, LLC, a California 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 **sanitary sewer 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 **sanitary sewer facilities**.

Dated 4-25-00

FSC/MISSION GROVE ASSOCIATES, LLC
a California Limited Liability Company

By: FSC HEALTH, LLC

Title: MANAGING MEMBER

By: STANLEY B. FIMBERG

Title: MANAGING MEMBER



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GENERAL ACKNOWLEDGEMENT

State of California }
County of Los Angeles } ss

On 4-25-00, before me SANDRA M. RYAN
(date) (name)

a Notary Public in and for said State, personally appeared

STANLEY R. FIMBERG
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.

Sandra M. Ryan
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:

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 5/10/00

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

PD002978.SWR

APPROVED AS TO FORM
Carolyn Confer
CAROLYN CONFER
ASSISTANT CITY ATTORNEY



EXHIBIT "A"

SEWER EASEMENT

THOSE PORTIONS OF PARCELS 6, 7 AND 8 OF PARCEL MAP NO. 23178, AS PER MAP RECORDED IN BOOK 158, PAGES 20 THROUGH 22, INCLUSIVE OF PARCEL MAPS, TOGETHER WITH THOSE PORTIONS OF PARCELS 11 AND 12 OF PARCEL MAP NO. 4806, AS PER MAP RECORDED IN BOOK 7, PAGES 8 THROUGH 12, INCLUSIVE OF PARCEL MAPS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

A STRIP OF LAND 15.00 FEET IN WIDTH LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 6, AS SHOWN ON SAID MAP; THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT, NORTH 73°40'18" EAST, 63.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 950.00 FEET; THENCE, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT, EASTERLY 204.58 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°20'18" TO A POINT ON SAID CURVE THROUGH WHICH A RADIAL LINE TO SAID CURVE BEARS SOUTH 28°40'01" EAST, AND THE TRUE POINT OF BEGINNING OF THE LINE DESCRIBED HEREON; THENCE, NORTH 28°21'55" WEST, 131.67 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'A', AND THE NORTHERLY TERMINUS OF THE LINE DESCRIBED HEREON.

PARCEL 2

A STRIP OF LAND 12.00 FEET IN WIDTH LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT POINT 'A' PREVIOUSLY DESCRIBED HEREIN; THENCE, NORTH 42°08'21" WEST, 200.03 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 195.00 FEET; THENCE NORTHWESTERLY 9.57 FEET, THROUGH A CENTRAL ANGLE OF 2°48'45" TO A POINT; THENCE, TANGENT TO SAID LAST MENTIONED CURVE, NORTH 39°19'36" WEST, 80.65 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'B', AND THE NORTHERLY TERMINUS OF THE LINE DESCRIBED HEREON.

PARCEL 3

A STRIP OF LAND 12.00 FEET IN WIDTH LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT POINT 'B' PREVIOUSLY DESCRIBED HEREIN; THENCE, SOUTH 31°33'05" WEST, 6.91 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 46.00 FEET; THENCE, SOUTHWESTERLY 21.28 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°30'14" TO A POINT; THENCE, TANGENT TO SAID LAST MENTIONED CURVE, SOUTH 58°03'19" WEST, 56.70 FEET TO THE SOUTHWESTERLY TERMINUS OF THE LINE DESCRIBED HEREON.



PARCEL 4

A STRIP OF LAND 12.00 FEET IN WIDTH LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT POINT 'B' PREVIOUSLY DESCRIBED HEREIN; THENCE, NORTH 31°33'05" EAST, 96.99 FEET TO THE BEGINNING OF CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 194.00 FEET; THENCE, NORTHEASTERLY 84.69 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°00'48" TO A POINT; THENCE, TANGENT TO SAID LAST MENTIONED CURVE, NORTH 56°33'53" EAST, 96.25 FEET TO THE NORTHEASTERLY TERMINUS OF THE LINE DESCRIBED HEREON.

PARCEL 5

A STRIP OF LAND 12.00 FEET IN WIDTH LYING 7.00 FEET NORTHWESTERLY AND WESTERLY, AND 5.00 FEET SOUTHEASTERLY AND EASTERLY FROM THE FOLLOWING DESCRIBED LINE:

BEGINNING AT POINT 'A' PREVIOUSLY DESCRIBED HEREIN; THENCE, NORTH 53°35'23" EAST, 167.90 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 195.00 FEET; THENCE NORTHEASTERLY 36.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°37'29" TO A POINT; THENCE, TANGENT TO SAID LAST MENTIONED CURVE, NORTH 42°57'54" EAST, 133.42 FEET; THENCE, NORTH 11°18'47" EAST, 102.41 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 194.00 FEET; THENCE, NORTHEASTERLY 89.88 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°32'39" TO A POINT; THENCE, TANGENT TO SAID LAST MENTIONED CURVE, NORTH 37°51'26" EAST, 39.05 FEET; THENCE, NORTH 52°08'34" WEST, 82.05 FEET; THENCE, NORTH 37°51'26" EAST, 237.70 FEET; THENCE NORTH 1°47'14" WEST, 135.64 FEET TO THE NORTHERLY TERMINUS OF THE LINE DESCRIBED HEREON.

CONTAINING 0.504 ACRES, MORE OR LESS

ALL AS SHOWN ON EXHIBIT "B" – SEWER EASEMENT, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.



PREPARED BY: THE KEITH COMPANIES
UNDER THE DIRECTION OF:

A handwritten signature in cursive script that reads "Ray E. Mansur".

RAY E. MANSUR, L.S. 7185
MY LICENSE EXPIRES 12/31/99

March 30, 1999
J.N. 13096.000

DESCRIPTION APPROVAL 5124.99
A handwritten signature in cursive script, likely belonging to the City of Riverside Surveyor.
SURVEYOR, CITY OF RIVERSIDE by WF

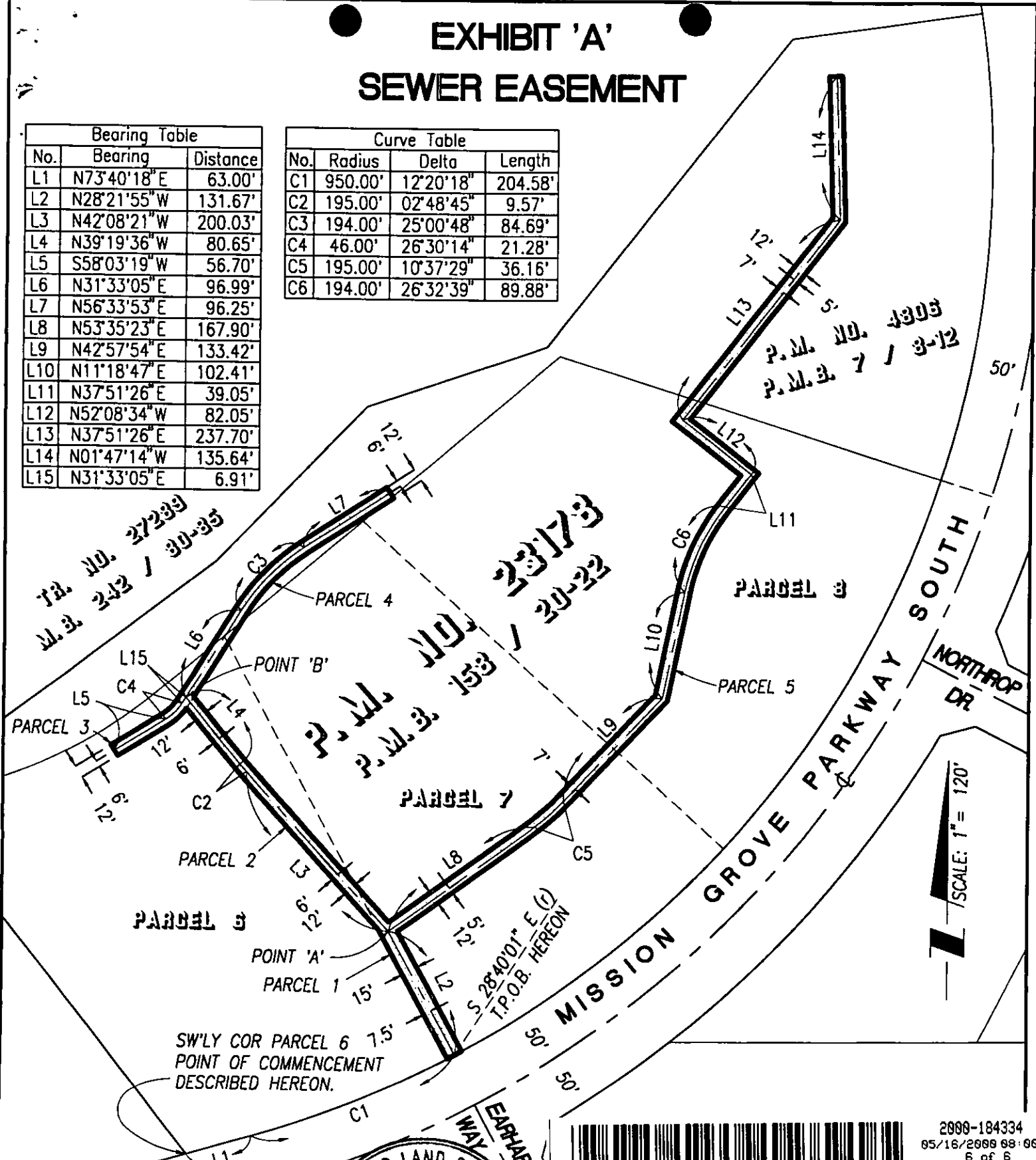


EXHIBIT 'A'

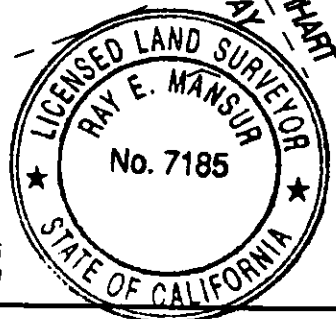
SEWER EASEMENT

Bearing Table		
No.	Bearing	Distance
L1	N73°40'18"E	63.00'
L2	N28°21'55"W	131.67'
L3	N42°08'21"W	200.03'
L4	N39°19'36"W	80.65'
L5	S58°03'19"W	56.70'
L6	N31°33'05"E	96.99'
L7	N56°33'53"E	96.25'
L8	N53°35'23"E	167.90'
L9	N42°57'54"E	133.42'
L10	N11°18'47"E	102.41'
L11	N37°51'26"E	39.05'
L12	N52°08'34"W	82.05'
L13	N37°51'26"E	237.70'
L14	N01°47'14"W	135.64'
L15	N31°33'05"E	6.91'

Curve Table			
No.	Radius	Delta	Length
C1	950.00'	12°20'18"	204.58'
C2	195.00'	02°48'45"	9.57'
C3	194.00'	25°00'48"	84.69'
C4	46.00'	26°30'14"	21.28'
C5	195.00'	10°37'29"	36.16'
C6	194.00'	26°32'39"	89.88'



Ray E. Mansur
 RAY E. MANSUR
 PLS NO. 7185
 EXP. 12/31/99



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The Keith Companies **TKC**

2955 Red Hill Avenue, Costa Mesa, CA 92626 (714) 540-0800

DATE: 3/31/99 JOB NO. 13096.000

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