

When recorded mail to:

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

DOC # 2000-360123

09/13/2000 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.
)		7						
								✓	LC
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Ⓞ

Project: LL-040-989
Landscape - Palmyrita

D - 14612



EASEMENT

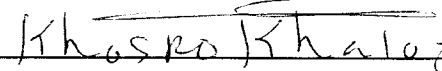
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CASPIAN PROPERTIES, INC.**, a California corporation as to an undivided 50% interest; **DARRELL A. BUTLER**, a single man as to an undivided 25% interest; and **RIVERSIDE COMMERCIAL INVESTORS, INC.**, a California corporation as to a undivided 25% interest, all as tenants in common, as Grantor(s), grant(s) 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 **LANDSCAPE** and **LANDSCAPE APPURTANCES**, together with all necessary appurtenances, in, under, upon, over and along that certain real property 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 **LANDSCAPE and LANDSCAPE APPURTANCES.**

CASPIAN PROPERTIES, INC., a California corporation as to an undivided 50% interest;

Dated 8/2, 2000

BY: 

Title: President

BY: 

Title: _____

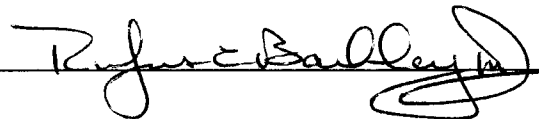
DARRELL A. BUTLER, a single man as to an undivided 25% interest;

Dated 7/28/00

BY: 

RIVERSIDE COMMERCIAL INVESTORS, INC., a California corporation as to an undivided 25% interest,

Dated _____

BY: 

Title: President

BY: _____

Title: _____



GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside

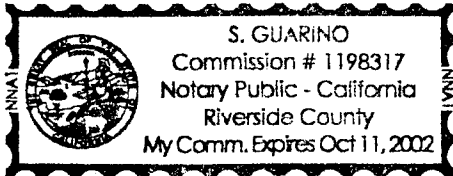
ss

On 7-28-00, before me S. GUARINO, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared

Derrell A. Butler & Rufus C. Berkley
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.

[Signature]
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 9/11/00

APPROVED AS TO FORM
[Signature] 9-6-00
DEPUTY CITY ATTORNEY

CITY OF RIVERSIDE

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



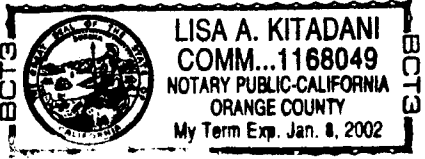
GENERAL ACKNOWLEDGEMENT

State of California }
County of ORANGE } ss

On August 2, 2000 before me LISA A. KITADANI
(date) (name)

a Notary Public in and for said State, personally appeared
KHOSRO KHALOGHLI
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.

Lisa A. Kitadani
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title PRESIDENT
Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:
CASPIAN PROPERTIES, INC.



2000-360123
09/13/2000 08:00A
4 of 7

GENERAL ACKNOWLEDGEMENT

State of California }
County of _____ } ss

On _____, before me _____
(date) (name)

a Notary Public in and for said State, personally appeared

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.

Signature

Riverside

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:



2000-360123
09/13/2000 09:00A
5 of 7

14612 5

EXHIBIT "A"

LANDSCAPE EASEMENT

THAT PORTION OF LOT 6 IN SECTION 17, T2S, R4W OF THE SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE OF LANDS OF EAST RIVERSIDE LAND COMPANY, RECORDED IN BOOK 6, PAGE 44 OF MAPS, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 6;

THENCE S00°03'27"E ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 11.00 FEET, TO THE POINT OF BEGINNING;

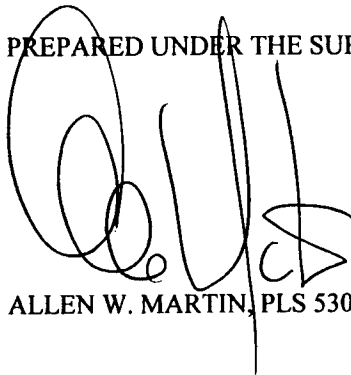
THENCE S00°03'27"E ALONG SAID EAST LINE OF LOT 6, A DISTANCE OF 4.00 FEET;

THENCE S89°56'09"W AND PARALLEL TO THE CENTERLINE OF PALMYRITA AVENUE, A DISTANCE OF 298.50 FEET TO A POINT ON THE EAST LINE OF THE GAGE CANAL;

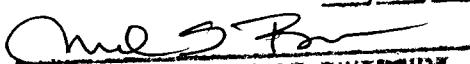
THENCE N02°24'23"W ALONG SAID EAST LINE, A DISTANCE OF 4.00 FEET TO A POINT 44.00 FEET SOUTHERLY MEASURED AT A RIGHT ANGLE FROM THE CENTERLINE OF PALMYRITA AVENUE;

THENCE N89°56'09"E AND PARALLEL TO THE CENTERLINE OF PALMYRITA AVENUE, A DISTANCE OF 298.66 FEET TO THE POINT OF BEGINNING.

PREPARED UNDER THE SUPERVISION OF:


ALLEN W. MARTIN, PLS 5306, EXP. 12-31-03



DESCRIPTION APPROVAL 298.00

SURVEYOR, CITY OF RIVERSIDE



PALMYRITA AVE.

N89°56'09"E

N02°24'23"W
4.00'

44'

N89°56'09"E ~ 298.66'

P.O.B.

S89°56'09"W ~ 298.50'

S00°03'27"E
4.00'

GAGE CANAL

N02°24'23"W

50'

6

5

N00°03'27"W



Allen W. Martin 6/16/00



98145

CITY OF RIVERSIDE, CALIFORNIA

EXHIBIT "B"

SHEET 1 OF 1

SCALE: 1" = 80'

DRAWN BY: AR

DATE: 6-14-00

SUBJECT:

LANDSCAPE EASEMENT

14612