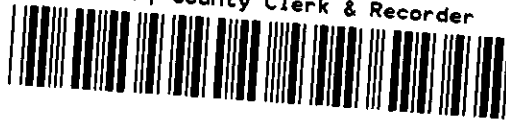


When recorded mail to:

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

DOC # 2001-024009
01/19/2001 08:00A Fee:NC
Page 1 of 5
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)

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Project: **Tract No. 29041**
Canyon Crest n'ly of Via Vista
Reverse frontage landscape easement

C
AS

D - 14644

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **BEREN, 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 for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **landscape improvements** 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

14644

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 improvements*.

Dated 12-29-2000

BEREN, a California Limited Partnership
By: Bergum Construction Company, a
California Corporation, it's General
Partner

By: Christian O. Bergum
Title: VICE PRES
Christian O. Bergum
By: _____
Title: _____



2001-024009
01/19/2001 08:00A
2 of 5

GENERAL ACKNOWLEDGEMENT

State of California
County of San Bernardino } ss

On Dec. 29, 2000, before me Teri Benson, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared
Christian D. Bergum
Name(s) of Signer(s)

[X] 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 1/17/01

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

APPROVED AS TO FORM
[Signature]
DEPUTY CITY ATTORNEY

01/19/2001 08:09F
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EXHIBIT "A"

THAT portion of Parcel 1 of Parcel Map No. 22392, as shown by Parcel Map on file in Book 145 of Parcel Maps, at pages 7 and 8 thereof, records of Riverside County, California, described as follows:

BEGINNING at the most northeast corner of Lot 28 of Tract No. 29041, as shown by map on file in Book 291 of Maps, pages 91 through 95 thereof, records of said Riverside County;

THENCE South $00^{\circ}12'41''$ West, along the easterly line of Lot 28 and Lot 29 thereof, 130.20 feet to a cusp of a curve concave southeasterly and having a radius of 1,657.00 feet; the radial line to said curve Bears North $68^{\circ}37'16''$ West; said curve being the westerly right of way line of Canyon Crest Drive as shown on Parcel Map No. 22392;

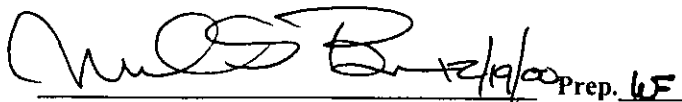
THENCE northeasterly, along said curve, through a central angle of $04^{\circ}04'32''$ an arc length of 117.89 feet;

THENCE North $64^{\circ}32'44''$ West, a distance of 56.34 feet to said most northeast corner of said Lot 28 and said **POINT OF BEGINNING** thereof.

Area: 2,940 square feet

TractNo29041

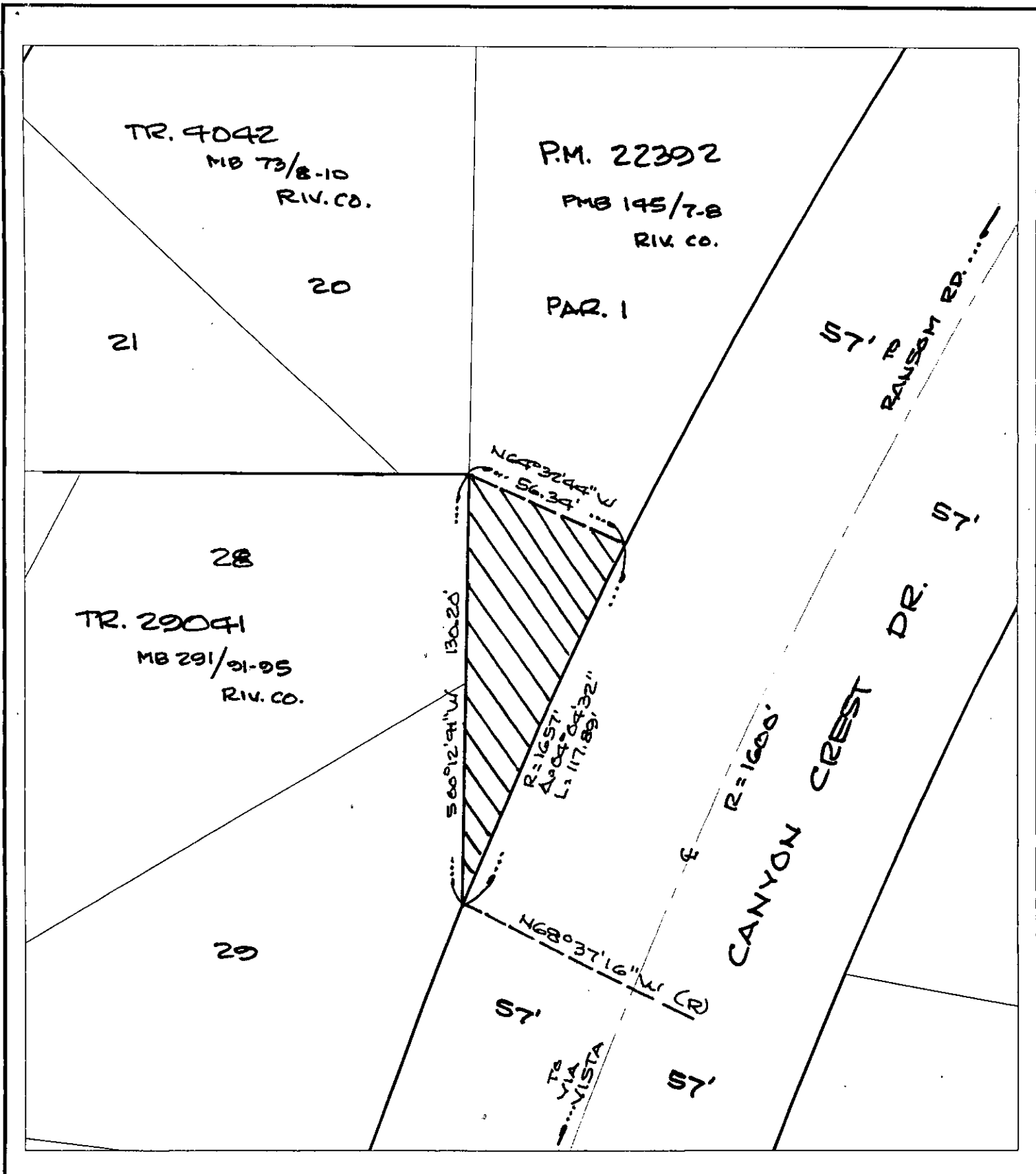
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 12/19/00 Prep. WF

Mark S. Brown, L.S. 5655 Date
License Expires 9/30/03



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◆ CITY OF RIVERSIDE, CALIFORNIA ◆

56-8

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



Scale: 1" = 40' | Drawn by: fwally | Date: 12/18/00 | Subject: Tract 29041 Landscape Easement 146 44