

DOC # 2004-0887596

11/08/2004 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



When recorded mail to:

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

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: PW04-0223
APN: 260-250-003, & 004

D- 15400



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of, which is hereby acknowledged **48 SYCAMORE CANYON PARTNERSHIP L.P.**, a California Limited Partnership 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 **Sanitary Sewer Facilities**, 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
Sanitary Sewer Facilities.

Date: 9/29/04

48 Sycamore Canyon Partnership L.P.,
a California limited partnership

By: Investment Building Group,
a California corporation,
General Partner

By: *Jack M. Langson*
Jack M. Langson, President



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GENERAL ACKNOWLEDGEMENT

State of California

County of ORANGE

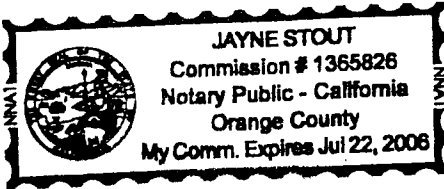
ss

On SEPTEMBER 29, 2004, before me JAYNE STOUT
(date) (name)

a Notary Public in and for said State, personally appeared

JACK M. LANGSON
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.

Jayne Stout
Signature

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. 20534 of said City Council adopted September 23, 2003 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 10/26/04

CITY OF RIVERSIDE

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

By: Mae Gutierrez

BY [Signature]
Deputy City Attorney

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
 Corporate Officer(s)
Title PRESIDENT AND
Title SECRETARY

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

() Other

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

The party(ies) executing this document is/are representing:

INVESTMENT BUILDING GROUP

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Exhibit "A"

EASEMENT FOR PUBLIC SEWER

A strip of land, 20.00 feet in width, lying within portions of Parcels A and B as described in Instrument No. 2003-943235, recorded December 2, 2003, Records of Riverside County, California, also being portions of Parcels A and B of Lot Line Adjustment No. P03-0662 in the City of Riverside, approved August 29, 2003. The CENTERLINE of said 20.00 foot strip of land being described as follows:

BEGINNING at the Southeast corner of Parcel A of said Instrument, also being the Northeast corner of Parcel B of said Instrument;


Thence S.89°41'54"W. along the south line of said Parcel A and the westerly prolongation thereof, a distance of 496.05 feet;

Thence S.44°41'54"W., a distance of 93.94 feet to the west line of said Parcel B, at a point N.00°18'06"W., a distance of 21.01 feet from the centerline of Mt. Baldy Drive, as shown on Parcel Map No. 24754, on file in Book 173 of Parcel Maps, Pages 97 and 98 thereof, Records of Riverside County, being the Terminus of said CENTERLINE description;

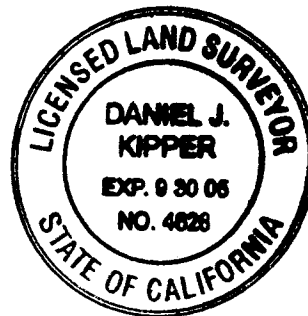
The side lines of said 20.00 foot strip of land shall be lengthened or shortened so as to terminate in the west line of said Parcel B and the east lines of said Parcels A and B.

The above described parcel of land contains 11,800 square feet, more or less.

KCT CONSULTANTS, INC.
Prepared Under the Supervision of:


Daniel J. Kipper PLS No. 4628

Date: 3.24.04



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DESCRIPTION APPROVAL 7/18/04

FOR SURVEYOR, CITY OF RIVERSIDE

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Parcel A
LLA P03-0662

P.C.T.C. & J.A.
Inst. No. 2003-943235, O.R.
Rec. Dec. 2, 2003



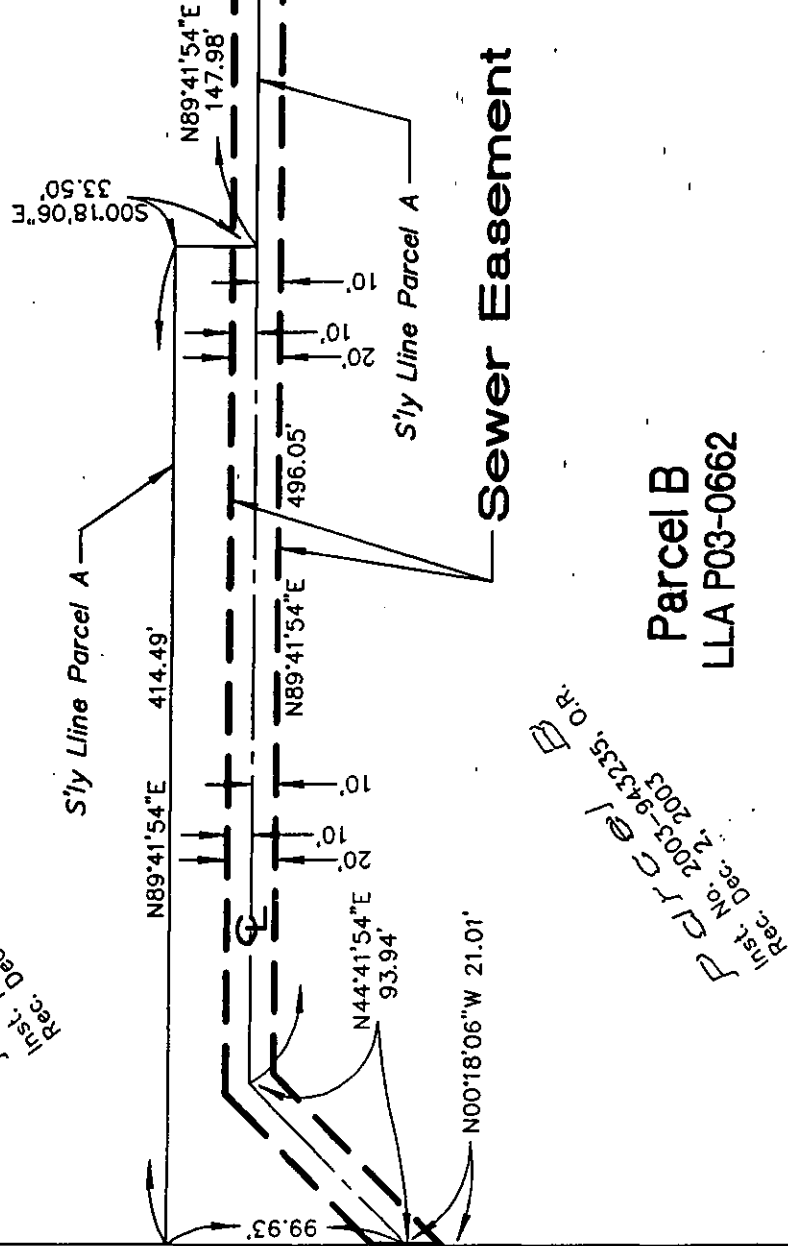
SCALE: 1" = 80'

NO. 24754
PM 173/97-98

Existing 8" Sewer

6 Mt. Baldy Drive

PARCEL MAP



Sewer Easement

Parcel B
LLA P03-0662

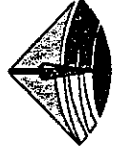
P.C.T.C. & J.A.
Inst. No. 2003-943235, O.R.
Rec. Dec. 2, 2003

Sycamore Canyon Road

Point of Beginning
SE Cor. Parcel A
R=963.80'
590.47'
82.16'
64'

EXHIBIT "B"
Sheet 1 of 1
Scale: 1"=80'
March 2004
WO 1247-02

SEWER EASEMENT



KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners

Prepared under the supervision of:

DANIEL J. KIPPER, PLS 4628

DATE:

8-31

15400

CONSENT RESOLUTION OF
INVESTMENT BUILDING GROUP

The undersigned, Jack M. Langson, being the Sole Director of Investment Building Group, a California corporation, hereby consents to the adoption of the following resolution:

RESOLVED, that Jack M. Langson, President and Secretary of this corporation is hereby authorized to execute any and all documents relating to Investment Building Group.

The above described act is taken without a meeting, pursuant to the written consent of the Sole Director, as evidenced by signature appearing below, and such consent is executed in accordance with the powers given to the directors under the bylaws of this corporation.

Dated: 9/29/04


Jack M. Langson, Sole Director



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