

DOC # 2005-0077202

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Recorded in Official Records

County of Riverside

Larry W. Ward

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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FOR RECORDER'S OFFICE USE ONLY

Project: PW04-0870
APN: 221-070-004
Address: 1744 University Avenue

D- 15429



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged SUGARBUSH PROPERTIES-I, 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 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
SEWER FACILITIES.

Dated JAN 18, 2005

SUGARBUSH PROPERTIES-I, LLC,
A California Limited Liability Company

By: _____

Print Name: _____

Title: _____

By: Jack Nourafshan

Print Name: JACK NOURAFSHAN

Title: President / Managing Member

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GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California }
County of LOS ANGELES } ss

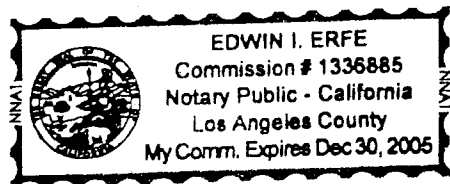
On JAN 18, 2005, before me EDWIN I. ERFE
(date) (name)

a Notary Public in and for said State, personally appeared
JACK NOURAFSHAN
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.

- CAPACITY CLAIMED BY SIGNER
- () Attorney-in-fact
 - () Corporate Officer(s)
 - Title _____
 - Title _____
 - () Guardian/Conservator
 - () Individual(s)
 - () Trustee(s)
 - () Other
 - _____
 - _____
 - () Partner(s)
 - () General
 - () Limited

WITNESS my hand and official seal.



Edwin I. Erfe
Signature

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

DATED 1/26/05

CITY OF RIVERSIDE

By: Mel [Signature]
Administrative Services Manager

APPROVED FOR RECORD
CITY ATTORNEY'S OFFICE

BY [Signature]



EXHIBIT A
LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING 20.00 FT. WIDE EASEMENT FOR PUBLIC SEWER PURPOSES OVER A PORTION OF LOT 1 OF CASTLEMAN'S ADDITION TO RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 19 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY THE CENTERLINE OF SAID EASEMENT BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY OF CHICAGO AVENUE 55.00 FT. FROM CENTERLINE AS SAID POINT BEING FURTHER DESCRIBED AS THE SOUTHEASTERLY TERMINUS OF THAT COURSE STATED AS SOUTH 52° 04' 27" EAST, 29.36 FT. WITHIN THE EASEMENT FOR PUBLIC STREET PURPOSES RECORDED AUGUST 26, 1996 AS INSTRUMENT NO. 320462 RECORDS OF RIVERSIDE COUNTY; THENCE SOUTH 00° 07' 00" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY OF CHICAGO AVE., 55.00 FT. FROM CENTERLINE, 64.00 FT. TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 29' 40" WEST, 476.00 FT. TO THE END OF SAID CENTERLINE OF 20.00 FT. EASEMENT.

THE SIDE LINES OF SAID EASEMENT ARE SHORTENED OR EXTENDED TO BEGIN AT THE WESTERLY RIGHT OF WAY OF CHICAGO AVENUE 55.00 FT. FROM CENTERLINE AND END AT A LINE PERPENDICULAR TO THE ENDING POINT OF SAID CENTERLINE.



A handwritten signature in cursive script, appearing to read "David C. Queyrel", written over a horizontal line.

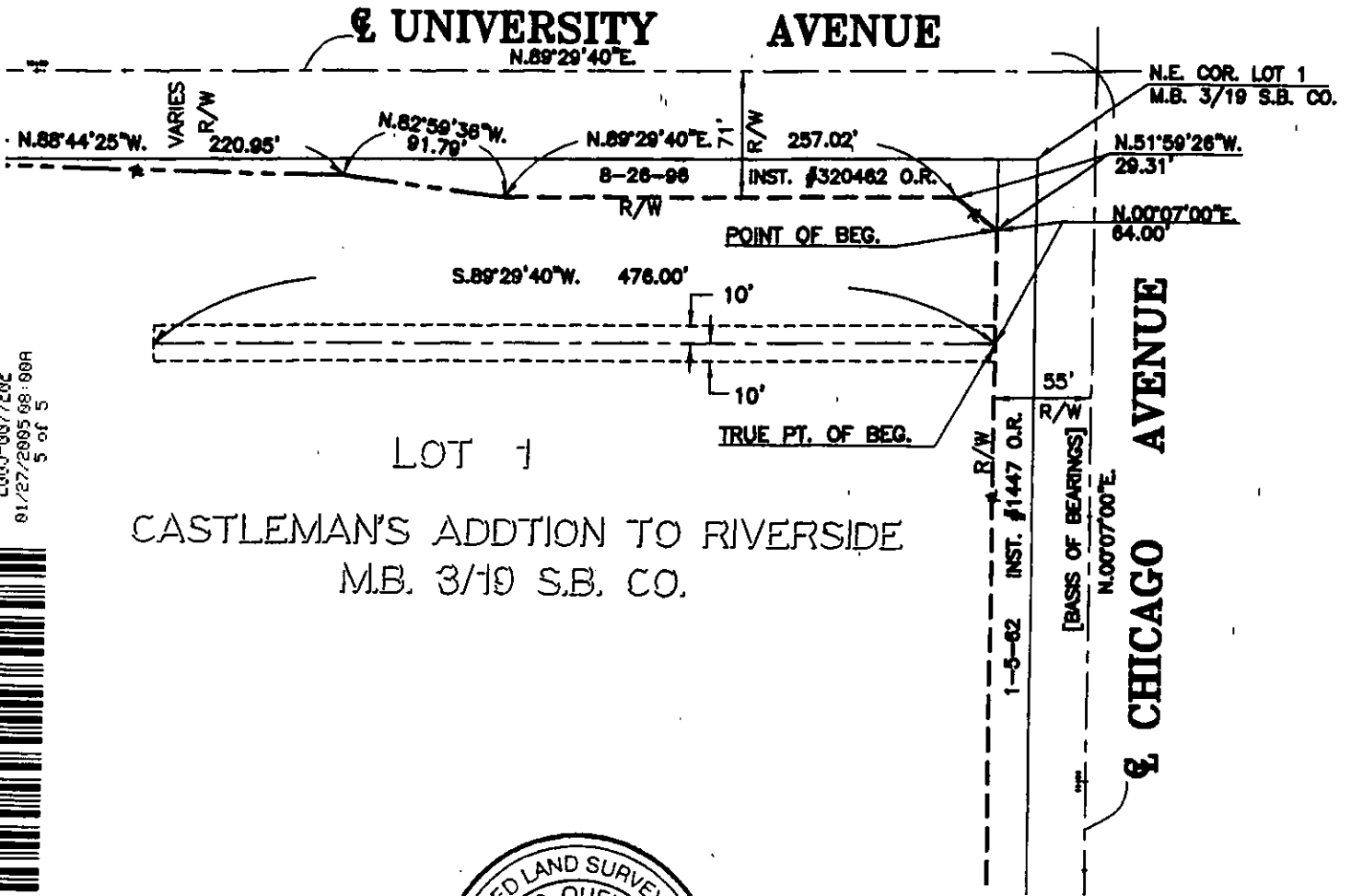
DESCRIPTION APPROVAL:

BY: Mark S. Brown JAN 25, 05
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



EXHIBIT B



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David C. Queyrel
 DAVID C. QUEYREL L.S. 7703 12-15-04

41-1

PROJECT ENGINEER
ANACAL ENGINEERING CO.
 CIVIL ENGINEERING & LAND SURVEYING
 1900 E. LA PALMA AVE. ~ SUITE 202 ~
 ANAHEIM, CALIFORNIA 92805
 PHONE: (714)774-1763 FAX: (714)774-4690
 E-MAIL ADDRESS: anacal@earthlink.net

CITY OF RIVERSIDE
PUBLIC SEWER EASEMENT

15429