

When recorded mail to:

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

DOC # 2005-0370883

05/11/2005 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

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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FOR RECORDER'S OFFICE USE ONLY

Project: Tract 30951 Offsite P.U.E.

A.P.N. 231-090-069

D - 15495



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **COLLEGE PARK 32 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 electric energy distribution facilities and telecommunication 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 electric energy distribution facilities and telecommunication facilities.

Dated 4-13-05

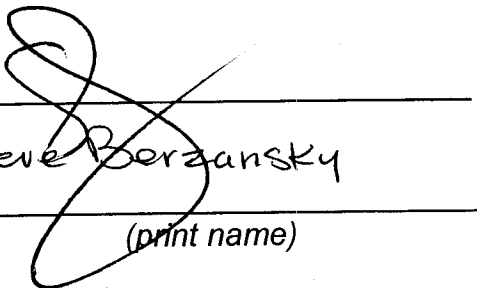
COLLEGE PARK 32 LLC, a California limited liability company

By: Falcon Land, LLC, a California limited liability company, its manager

By 
DAVID PERRY

(print name)

Title member

By 
Steve Berzansky

(print name)

Title member



2005-0370083
05/11/2005 08:00A
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GENERAL ACKNOWLEDGEMENT

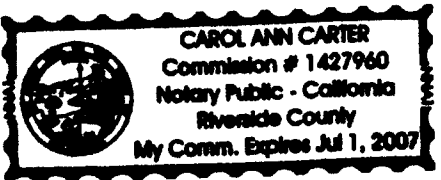
State of California

County of RIVERSIDE } ss

On April 13, 2005, before me Carol Ann Carter
(date) (name)

a Notary Public in and for said State, personally appeared
DAVID PEERY and Steve Berzansky
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.

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

Dated 5-11-05

CITY OF RIVERSIDE

By [Signature]
General Services Director

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney



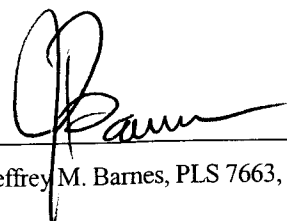
2005-0370883
05/11/2005 08:00A
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EXHIBIT "A"
PUBLIC UTILITIES EASEMENT

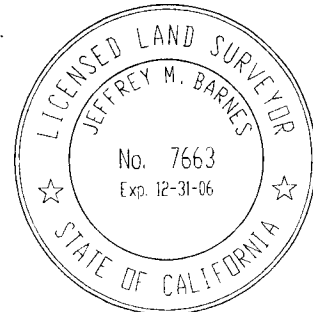
That portion of Lot 4 in Block 22 of The Lands of The Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, Records of San Bernardino County, California, more particularly described as follows:

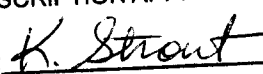
The Southwesterly 6.00 feet Parcel 4 of Lot Line Adjustment No. LLA-014-014, recorded November 26, 2001 as document no. 2001-579591, of Official Records of Riverside County, California.

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



Jeffrey M. Barnes, PLS 7663, Exp. 12-31-06 2/10/05 Date

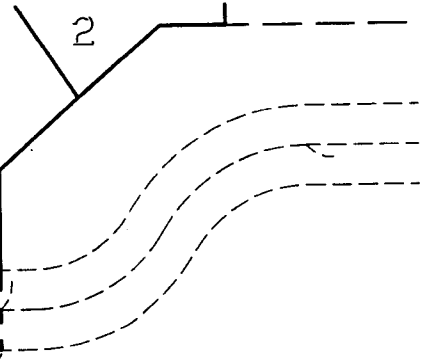


DESCRIPTION APPROVAL:
BY:  04/11/2005
DATE
FOR: MARK S. BROWN
CITY SURVEYOR



RAMONA GARDENS TRACT
M.B. 37/32, RIV. CO. REC.
3 4

TR 30951
M.B. 378 / 63-65 RIV. CO. REC.
1



6' P.U.E.

6.00'

PAR. 4
LA-014-012
DOC. # 2001-579591
REC. 11-26-01

PAR. 2
LA-014-012
DOC. # 2001-579591
REC. 11-26-01

LOT 4
BLK. 22
MB 1/72, S.B. CO. REC.



OFFER OF DEDICATION

42.00'

FRONTAGE RD.

66.00'

MAGNOLIA AVE.

NOTE:
THIS PLAT IS SOLELY AN AID IN LOCATING THE ATTACHED LEGAL DESCRIPTION AND IS NOT CONSIDERED A PART THEREOF.

67-1

IW Consulting Engineers, Inc.

- Civil Engineering
- Surveying
- Land Planning

Tel: 951.687.2929
Fax: 951.687.2999

3544 University Avenue
Riverside, CA 92501

EXHIBIT "B"

PUBLIC UTILITIES EASEMENT
8230 MAGNOLIA AVE.

W.O.	185.003
BY:	DSB
DATE:	12/22/04
SCALE:	1" = 50'
PAGE:	1 OF 1

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