

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

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TJ

Project: LLA P04-0820
APN: 291-600-005, 007, 008 & 009
Address: Canyon Springs Pkwy @
Centre Place

D- 15513

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CANYON SPRINGS MARKETPLACE NORTH CORP., a California Corporation 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 AND TELECOMMUNICATION FACILITIES, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in each 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 AND TELECOMMUNICATION FACILITIES.

Dated June 10, 2005

CANYON SPRINGS MARKETPLACE NORTH CORP
a California Corporation

By: [Signature]

Print Name: Garry J. Spanner

Title: President

By: [Signature]

Print Name: Phillip W. Hamner

Title: CFO



2005-0558260
07/13/2005 08 00A
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GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California

County of San Mateo } SS

On 10 June 2005 before me L.G. Riley
Garry J. Spanner & Phillip W. Mannum
(date) (name)

a Notary Public in and for said State, personally appeared

Garry J. Spanner & Phillip W. Mannum
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.

L.G. Riley
Signature

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 7/12/05

CITY OF RIVERSIDE

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

By: Mel Greaney
Administrative Services Manager

BY [Signature]
Deputy City Attorney



2005-0550260
07/13/2005 08:00A
3 of 12

PSOMAS

LEGAL DESCRIPTION

Exhibit "A"

PARCEL 1 – CASE No. P04-0820

Those portions of Parcels K and L in the City of Riverside, County of Riverside, State of California, as per the Certificate of Compliance document recorded on January 22, 1990 as Instrument No. 25705, of Official Records, in the Office of the County Recorder of said County, described as follows:

Beginning at the northwesterly corner of said Parcel L; thence along the westerly line of said Parcel L, South 12°10'25" East 558.42 feet, to a point on a non-tangent curve, concave southerly, having a radius of 1,055.00 feet, a radial line to said curve bears North 2°14'43" West, said curve also being the southerly line of said Parcel L; thence easterly along said curve and said southerly line 227.91 feet through a central angle of 12°22'39"; thence leaving said southerly line North 15°00'00" East 51.81 feet; thence North 75°00'00" West 40.25 feet; thence North 12°27'25" East 141.96 feet; thence North 77°37'59" West 4.78 feet; thence North 12°12'41" East 280.21 feet to the northerly line of said Parcel K; thence along the northerly line of said Parcels K and L, North 77°47'14" West 413.80 feet to the POINT OF BEGINNING.

Containing 3.48 acres, more or less.

Subject to covenants, conditions, restrictions, rights-of-way and easements of record, if any.

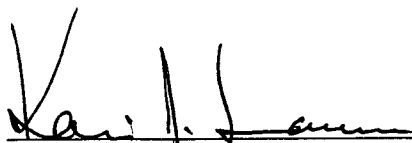
As shown on Exhibit "B" attached hereto and made a part hereof.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors' Act.



2005-0558260
07/13/2005 08:00A
4 of 12

PSOMAS

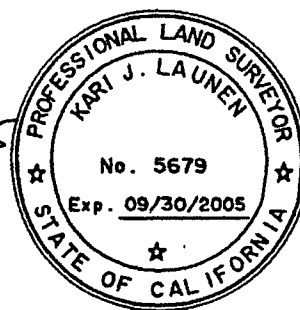


Kari J. Launen, P.L.S. 5679

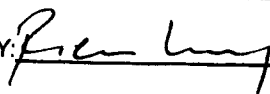
License Expires 9/30/05

MAY 5, 2005

Date



DESCRIPTION APPROVAL:

BY:  JUNE 23, 2005
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



2005-0558260
07/13/2005 08 00A
5 of 12

EXHIBIT "B"

P.O.B.

STATE HIGHWAY 60
 N 77°47'14" W 413.80'

PARCEL MAP No. 19617

P.M.B. 128/91-103

PARCEL L
 INST. NO. 25705, O.R.
 RECORDED 1/22/90

PARCEL 1
 3.478 AC

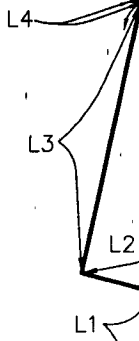
PARCEL K
 INST. NO. 25705, O.R.
 RECORDED 1/22/90

S 12°10'25" E 558.42'

N 12°12'41" E 280.21'

(PRIVATE ROAD)

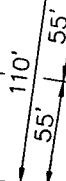
N 2°14'43" W RAD.



$\Delta = 12^{\circ}22'39"$ L=227.91'
 R=1055.00'

N 10°07'56" E RAD.

CANYON SPRINGS



PARKWAY



LINE TABLE		
NO.	BEARING	LENGTH
L1	N 15°00'00" E	51.81'
L2	N 75°00'00" W	40.25'
L3	N 12°27'25" E	141.96'
L4	N 77°37'59" W	4.78'

DESCRIPTION:

PARCEL 1 - CASE No. P04-0820

PREPARED BY

PSOMAS

SHEET 1 OF 1

SCALE NOT TO SCALE

DRAFTED ROM

CHECKED KJL

DATE March 22, 2005

JOB NUMBER 2TUR050201

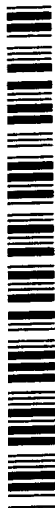
APPROVED

Kari J. Launen

KARI J. LAUNEN
 P.L.S. 5679
 EXP. 9/30/05

3187 Red Hill Avenue
 Suite 250
 Costa Mesa, CA 92626
 (714) 751-7377 Fax (714) 745-3881

07.13.2005 08:00A
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PSOMAS

LEGAL DESCRIPTION

Exhibit "A"

PARCEL 2 – CASE No. P04-0820

Those portions of Parcels J, K and L in the City of Riverside, County of Riverside, State of California, as per the Certificate of Compliance document recorded on January 22, 1990 as Instrument No. 25705, of Official Records, in the Office of the County Recorder of said County, described as follows:

Commencing at the northwesterly corner of said Parcel L; thence South 77°47'14" East 413.80 feet along the northerly line of said Parcels L and K to the **TRUE POINT OF BEGINNING**; thence continuing along the northerly line of said Parcels K and J South 77°47'14" East 309.37 feet to an angle point therein; thence continuing along said northerly line South 73°24'11" East 40.25 feet; thence leaving said northerly line South 12°18'35" West 141.38 feet; thence South 77°47'19" East 28.50 feet; thence South 12°12'41" West 186.83 feet; thence North 77°47'19" West 72.04 feet; thence South 12°18'35" West 90.95 feet; thence South 77°41'25" East 35.50 feet; thence South 12°18'35" West 85.61 feet to a point on a non-tangent curve concave southerly having a radius of 1,055.00 feet, a radial line to said curve bears North 26°31'21" East said curve also being the southerly line of said Parcels K and L; thence westerly along said curve and said southerly line 301.80 feet through a central angle of 16°23'25" to a point that is southeasterly 227.91 feet, measured along said curve, from the southwestery corner of said Parcel L; thence leaving said curve and said southerly line North 15°00'00" East 51.81 feet; thence North 75°00'00" West 40.25 feet; thence North 12°27'25" East 141.96 feet; thence North 77°37'59" West 4.78 feet; thence North 12°12'41" East 280.21 feet to the **TRUE POINT OF BEGINNING**.

Containing 3.83 acres, more or less.

Subject to covenants, conditions, restrictions, rights-of-way and easements of record, if any.

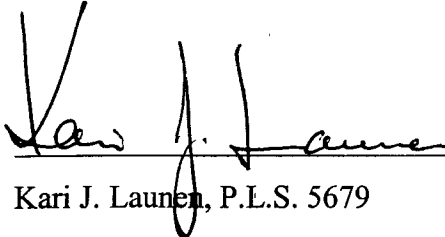


2005-0558260
07/13/2005 08:00A
7 of 12

PSOMAS

As shown on Exhibit "B" attached hereto and made a part hereof.


This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors' Act.


Kari J. Launen, P.L.S. 5679
License Expires 9/30/05

MAY 5, 2005
Date,



DESCRIPTION APPROVAL:

BY:  JUNE 23, 2005
DATE
FOR: MARK S. BROWN
CITY SURVEYOR



2005-0558260
07:13/2005 08 00A
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EXHIBIT "B"

P.O.C.

STATE HIGHWAY 60
S 77°47'14" E
413.80'

723.17'
309.37'

PARCEL MAP No. 19617

T.P.O.B.

P.M.B. 128/91-103

PARCEL L

PARCEL K

INST. NO. 25705, O.R.

RECORDED 1/22/90

PARCEL 2
3.828 AC

PARCEL J



N 12°12'41" E 280.21'
N 10°07'56" E RAD.
N 10°07'56" E RAD.

N 26°31'21" E RAD.

Δ=12°22'39"
R=1055.00'
L=227.91'

Δ=16°23'25"
R=1055.00'
L=301.80'

CANYON SPRINGS

PARKWAY



LINE TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S 73°24'11" E	40.25'	L7	S 77°41'25" E	35.50'
L2	S 12°18'35" W	141.38'	L8	S 12°18'35" W	85.61'
L3	S 77°47'19" E	28.50'	L9	N 15°00'00" E	51.81'
L4	S 12°12'41" W	186.83'	L10	N 75°00'00" W	40.25'
L5	N 77°47'19" W	72.04'	L11	N 12°27'25" E	141.96'
L6	S 12°18'35" W	90.95'	L12	N 77°37'59" W	4.78'

DESCRIPTION:

PARCEL 2 - CASE No. P04-0820

PREPARED BY

PSOMAS

SHEET 1 OF 1

SCALE NOT TO SCALE

DRAFTED ROM

CHECKED KJL

DATE March 22, 2005

JOB NUMBER 2TUR050201

APPROVED

Kari J. Launen

KARI J. LAUNEN
P.L.S. 5679
EXP 9/30/05

3187 Red Hill Avenue
Suite 250
Costa Mesa, CA 92626
(714)751-7273 Fax (714)545-8883

2005-0508260
07.13.2005 08.00A
5 of 12



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15513

PSOMAS

LEGAL DESCRIPTION

Exhibit "A"

PARCEL 3 – CASE No. 0820

Those portions of Parcels H, J, and K in the City of Riverside, County of Riverside, State of California, as per the Certificate of Compliance document recorded on January 22, 1990 as Instrument No. 25705, of Official Records, in the Office of the County Recorder of said County, described as follows:

Commencing at the southeasterly corner of Parcel G of said Instrument Number 25705 O.R.; thence North 57°26'18" West 328.82 feet along the southwesterly lines of Parcels G and H to the **TRUE POINT OF BEGINNING**; thence leaving said southwesterly lines North 32°33'42" East 48.50 feet; thence North 57°26'18" West 41.42 feet; thence North 15°00'00" East 200.52 feet; thence South 81°36'26" East 18.15; thence North 08°23'34" East 35.00 feet; thence North 81°36'26" West 4.67 feet; thence North 08°23'34" East 276.10 feet to a point on the northerly line of said Parcel J; thence along said northerly line, North 73°24'11" West 212.90 feet, to a point being South 73°24'11" East 40.25 feet southeasterly from the angle point on the northerly line of said Parcel K; thence leaving said northerly line, South 12°18'35" West 141.38 feet; thence South 77°47'19" East 28.50 feet; thence South 12°12'41" West 186.83 feet; thence North 77°47'19" West 72.04 feet; thence South 12°18'35" West 90.95 feet; thence South 77°41'25" East 35.50 feet; thence South 12°18'35" West 85.61 feet to a point on a non-tangent curve, concave southerly, having a radius of 1,055.00 feet, a radial line to said curve bears North 26°31'21" East, said curve also being the southerly line of said Parcels K and L; thence southwesterly along said curve and said southerly line 111.20 feet, through a central angle of 06°02'21"; thence South 57°26'18" East 143.18 feet to the **TRUE POINT OF BEGINNING**.

Containing 2.71 acres, more or less.

Subject to covenants, conditions, restrictions, rights-of-way and easements of record, if any.

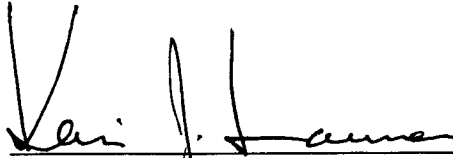


2005-0558260
07.13.2005 08 00A
10 of 12

PSOMAS

As shown on Exhibit "B" attached hereto and made a part hereof.

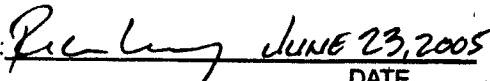
This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors' Act.


Kari J. Launen, P.L.S. 5679
License Expires 9/30/05

MAY. 5, 2005
Date



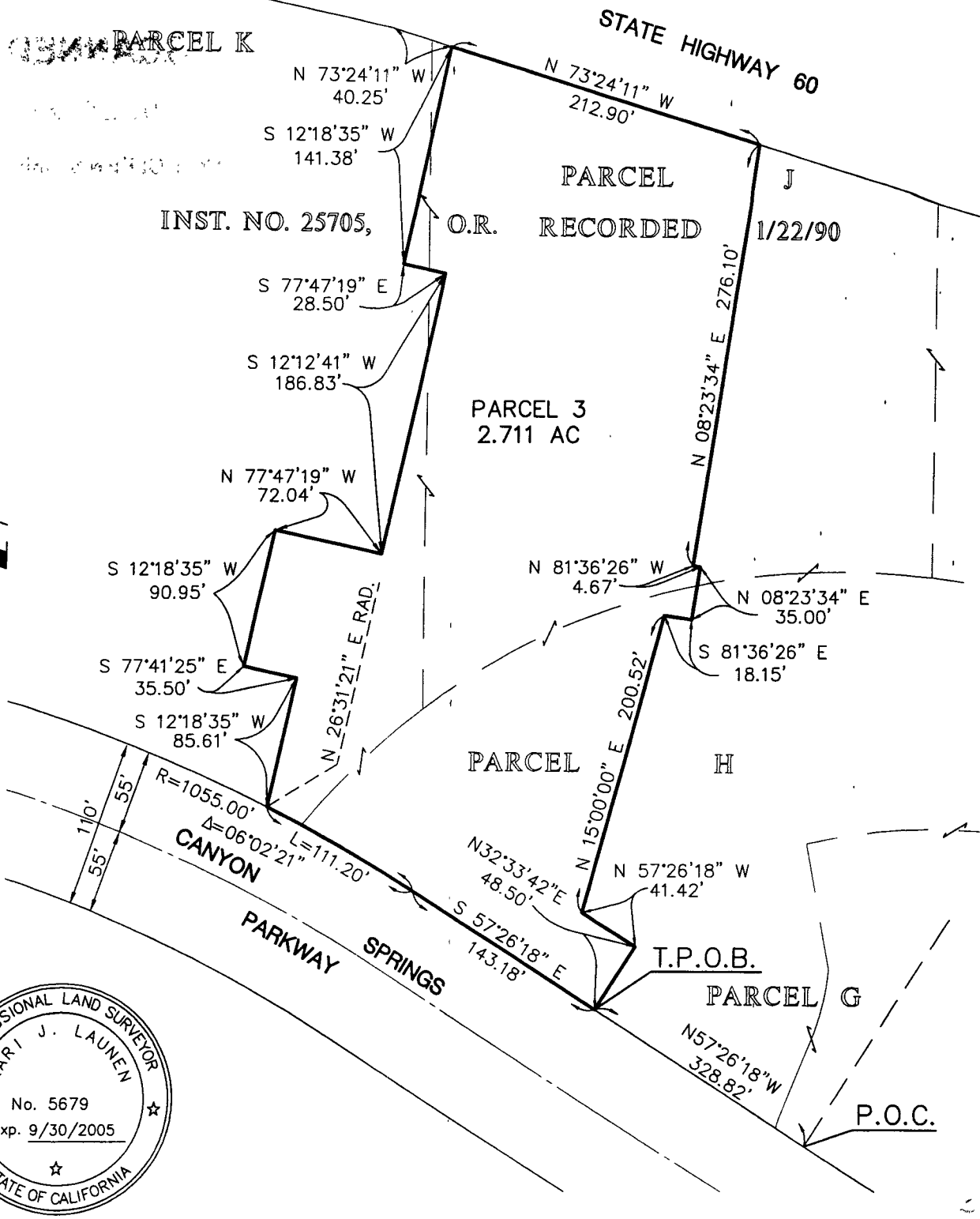
DESCRIPTION APPROVAL:

BY: 
DATE: JUNE 23, 2005
FOR: MARK S. BROWN
CITY SURVEYOR



2005-0558260
07/13/2005 08:00A
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EXHIBIT "B"



07-13-2005 08:00H
12 of 12



DESCRIPTION: PARCEL 3 - CASE No. P04-0820		PREPARED BY PSOMAS	SHEET 1 OF 1
APPROVED <i>Kari J. Launen</i>		3187 Red Hill Avenue Suite 250 Costa Mesa, CA 92626 (714)751-7373 Fax (714)545-8883	SCALE NOT TO SCALE
KARI J LAUNEN P.L.S. 5679 EXP 9/30/05		DATE March 22, 2005	DRAFTED ROM
		JOB NUMBER 2TUR050201	CHECKED KJL

ISS13

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