

DOC # 2005-0558261

07/13/2005 08:00A Fee:NC

Page 1 of 12

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

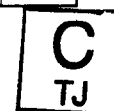
This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC
	1		12					✓	13
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

0

Project: LLA P04-0821
APN: 291-600-004, 005, 006 & 007
Address: Canyon Springs Pkwy @
Centre Place

D- 15514



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: Gary J. Spencer
Title: President

By: [Signature]
Print Name: Phillip W. Hannum
Title: CFO



2005-0558261
07/13/2005 08:00A
2 of 12

GENERAL ACKNOWLEDGEMENT

State of California

County of San Mateo }

SS

On 10 June 2005 before me L. G. Riley
(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

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 7/12/05

CITY OF RIVERSIDE

By: Mel Bracey

Administrative Services Manager

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY [Signature]
Deputy City Attorney



2005-0558261
07.13/2005 08 00A
3 of 12

PSOMAS

LEGAL DESCRIPTION

Exhibit "A"

PARCEL 1 – CASE No. P04-0821

Those portions of Parcels G, H, I and J 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, both in the Office of the County Recorder of said County, described as follows:

Commencing at the southeasterly corner of said Parcel G; thence North 57°26'18" West 276.70 feet along the southwesterly line of said Parcels G and H to the **TRUE POINT OF BEGINNING**; thence continuing along said southwesterly line North 57°26'18" West 52.12 feet; thence leaving said southwesterly line 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 feet; 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 the northerly line of said Parcel J; thence along the northerly line of Parcel J and I, South 73°24'11" East 252.58 feet; thence leaving said northerly line South 15°30'16" West 86.05 feet; thence North 71°36'26" West 59.75 feet; thence South 08°23'34" West 183.23 feet to a point on a non-tangent curve, concave southerly, having a radius of 485.00 feet, a bearing to said point bears North 12°03'19" East; thence easterly along said curve 25.25 feet through a central angle of 2°58'59"; thence South 15°00'00" West 138.16 feet; thence North 75°00'00" West 33.50 feet; thence South 15°00'00" West 72.19 feet; thence North 57°26'18" West 71.46 feet; thence South 32°33'42" West 132.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 2.36 acres, more or less

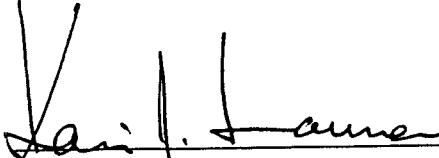
Subject to covenants, conditions, restrictions, rights-of-way and easements of record, if any.



PSOMAS

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

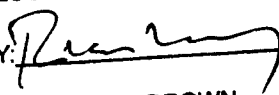
This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors' Act.


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

MAY. 5. 2005
Date



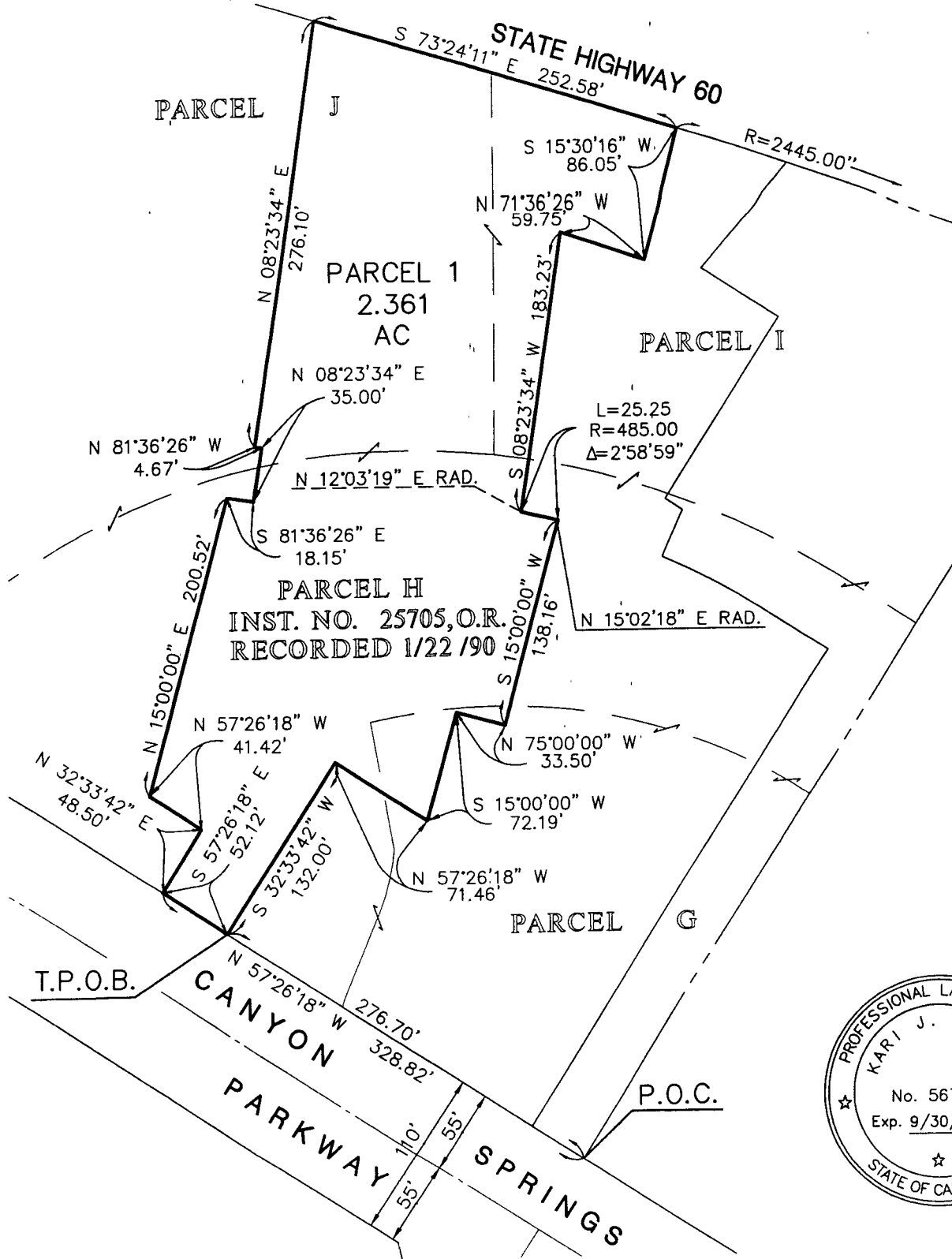
DESCRIPTION APPROVAL:

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



2005-0558261
07.13.2005 08:00A
5 of 12

EXHIBIT "B"



07:13:2805 05 609A
6 of 12



DESCRIPTION: PARCEL 1 - CASE No. P04-0821	PREPARED BY PSOMAS	SHEET 1 OF 1
	3187 Red Hill Avenue Suite 250 Costa Mesa CA 92626 (714)751-7373 Fax (714)545-8883	SCALE NOT TO SCALE
APPROVED 	KARI J. LAUNEN P.L.S. 5679 EXP. 9/30/05	DRAFTED ROM
		CHECKED KJL
		DATE March 22, 2005
		JOB NUMBER 2TUR050201

15514

W:\TUR050201\Survey\Exhibits\PL-LLA2-PCL1.dwg

PSOMAS

LEGAL DESCRIPTION

Exhibit "A"

PARCEL 2 – CASE No. P04-0821

Those portions of Parcels G, H, and I 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, both in the Office of the County Recorder of said County, described as follows:

Commencing at the southeasterly corner of said Parcel G; thence North 57°26'18" West 40.00 feet along the southwesterly line of said Parcels G and H to the **TRUE POINT OF BEGINNING**; thence leaving said southwesterly line North 32°33'42" East 365.16 feet; thence North 57°26'18" West 50.75 feet to the beginning of a curve, concave southwesterly having a radius of 485.00 feet; thence northwesterly along said curve 73.98 feet through a central angle of 8°44'23"; thence North 24°03'30" East 33.40 feet; thence North 57°26'18" West 13.55 feet; thence North 32°33'42" East 138.95 feet; thence North 57°26'18" West 59.71 feet; thence North 40°52'23" East 87.57 feet to a point on a non-tangent curve concave southerly having a radius of 2,445.00 feet, a radial line to said curve bears North 18°22'06" East, said curve also being the northerly line of said Parcel I; thence northwesterly along said curve and along said northerly line of said Parcel I, 75.59 feet through a central angle of 1°46'17"; thence leaving said northerly line of Parcel I South 15°30'16" West 86.05 feet; thence North 71°36'26" West 59.75 feet; South 08°23'34" West 183.23 feet to a point on a non-tangent curve concave southerly having a radius of 485.00 feet, a radial line to said point bears North 12°03'19" East; thence easterly along said curve 25.25 feet through a central angle of 2°58'59"; thence South 15°00'00" West 138.16 feet; thence North 75°00'00" West 33.50 feet; thence South 15°00'00" West 72.19 feet; thence North 57°26'18" West 71.46 feet; thence South 32°33'42" West 132.00 feet; thence South 57°26'18" East 236.70 feet to the **TRUE POINT OF BEGINNING**.

Containing 2.25 acres, more or less.

2005-0558261
07.13.2005 08:00A
7 of 12

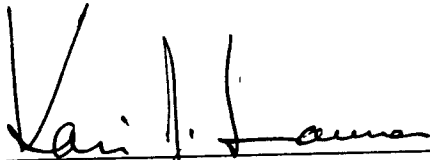


PSOMAS

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.



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

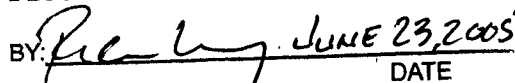
License Expires 9/30/05

MAY 5, 2005

Date



DESCRIPTION APPROVAL:

BY: 

DATE

FOR: MARK S. BROWN
CITY SURVEYOR



2005-0558261
07/13/2005 09:09A
8 of 12

EXHIBIT "B"

STATE HIGHWAY 60
 $\Delta=1^{\circ}46'17''$
 $R=2445.00'$
 $L=75.59'$

N 18'22'06" E (RAD)

S 15'30'16" W
86.05'

N 71'36'26" W
59.75'

N 40'52'23" E
87.57'

N 57'26'18" W
59.71'

PARCEL 2
2.253 AC

PARCEL I

L=25.25
R=485.00
 $\Delta=2^{\circ}58'59''$

N 32'33'42" E
138.95'

N 57'26'18" W
13.55'

N 24'03'30" E
33.40'

N 12'03'19" E RAD.
N 15'02'18" E RAD.

PARCEL H

N 75'00'00" W
33.50'

S 15'00'00" W
72.19'

N 57'26'18" W
71.46'

N 23'49'19" E
RAD.
 $\Delta=8^{\circ}44'23''$
R=485.00'
L=73.98'

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

S 32'33'42" W
132.00'

N 32'33'42" E
365.16'

T.P.O.B.

CANYON PARKWAY
S 57'26'18" E
236.70'
55'
110'
55'
276.70'
SPRINGS

P.O.C.



07.13.2005 08:56A
9 of 12



DESCRIPTION:

PARCEL 2 - CASE No. P04-0821

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)751-7373 Fax (714)545-8883

15514

M:\TUR050201\survey\Exhibits\PL-LIA2-PC1.2.dwg

PSOMAS

LEGAL DESCRIPTION

Exhibit "A"

PARCEL 3 – CASE No. P04-0821

Those portions of Parcels G, H, and I 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, both in the Office of the County Recorder of said County, described as follows:

Beginning at the southeasterly corner of said Parcel G; thence North 57°26'18" West 40.00 feet along the southwesterly line of said Parcel G; thence along a line parallel with and lying 40.00 feet westerly of the easterly line of said parcels G and H North 32°33'42" East 365.16 feet; thence North 57°26'18" West 50.75 feet to a point on a curve concave southwesterly having a radius of 485.00 feet; thence northwesterly along said curve 73.98 feet through a central angle of 8°44'23"; thence North 24°03'30" East 33.40 feet; thence North 57°26'18" West 13.55 feet; thence North 32°33'42" East 138.95 feet; thence North 57°26'18" West 59.71 feet; thence North 40°52'23" East 87.57 feet to a point on a non-tangent curve concave southerly having a radius of 2,445.00 feet, a radial line to said point bears North 18°22'06" East; thence southeasterly along said curve 234.75 feet through a central angle of 5°30'04" to the northeasterly corner of said Parcel I; thence South 32°33'42" West 664.71 feet along the easterly line of said Parcels I, H and G to the **TRUE POINT OF BEGINNING**.

Containing 1.63 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.



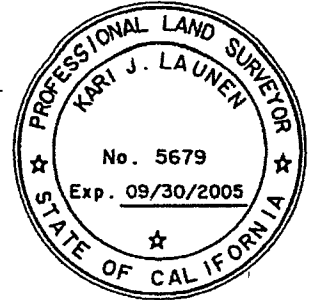
2005-0558261
07/13/2005 08:00A
10 of 12

PSOMAS

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

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

MAY 5. 2005
Date



DESCRIPTION APPROVAL:

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



2005-0558261
07/13/2005 08:00A
11 of 12

EXHIBIT "B"

STATE HIGHWAY 60

CHANNEL
APR 12 1994
S. 43.12 E 45.31' W 13.55'

N 18°22'06" E (RAD)

Δ=5°30'04"
R=2445.00'
L=234.75'

N 40°52'23" E
87.57'

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

PARCEL 3
1.630 AC

N 23°52'10" E (RAD)

664.71'

N 24°03'30" E
33.40'

N 57°26'18" W
13.55'

N 23°49'19" E
RAD. Δ=8°44'23"
R=485.00'
L=73.98'

PARCEL H

N 57°26'18" W
50.75'

PARCEL

N 32°33'42" E 365.16'
N 57°26'18" W 40.00'
S 32°33'42" W

P.O.B.

CANYON SPRINGS
PARKWAY
55' 55' 110'



0000 00000001
07.13.2005 08.06A
12 of 12



DESCRIPTION:

PARCEL 3 - CASE No. P04-0821

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)751-7373 Fax (714)545-8883

15514