

When recorded mail to:

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

DOC # 2006-0108139

02/14/2006 08:00A Fee:NC

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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: LLA P05-0872
APN: 213-101-004, 005 &006
Address: 3311 & 3361 Market Street

D- 15646



EASEMENT

TOPAZ-RIVERSIDE LLC, a California Limited Liability Company, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the 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, 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 ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

Dated 1/18/06

TOPAZ-RIVERSIDE LLC,
a California Limited Liability Company

By: _____

By: Larry Lake

Print Name: _____

Print Name: Larry Lake

Title: _____

Title: Manager



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GENERAL ACKNOWLEDGEMENT

State of California

County of Orange

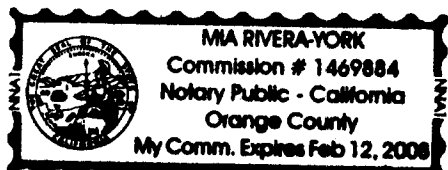
} ss

On 1/18/06, before me Mia Rivera-York
(date) (name)

a Notary Public in and for said State, personally appeared

Larry Luke
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.



Feb 12, 2008

WITNESS my hand and official seal.

Mia Rivera-York
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. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 2/2/06

CITY OF RIVERSIDE

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

By: Amelia M. Valera
Real Property Manager

BY R. M. [Signature]
Deputy City Attorney

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EXHIBIT "A"
LEGAL DESCRIPTION
UTILITY EASEMENT

BEING A PORTION OF PARCEL 1 AS SHOWN ON LOT LINE ADJUSTMENT NO. P05-0872, RECORDED _____, 2005 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 15.00 FOOT WIDE STRIP OF LAND, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BY METES AND BOUNDS, COMMENCING AT THE WESTERLY CORNER OF PARCEL 1; THENCE N 30°00'00" E ALONG THE WESTERLY LINE OF PARCEL 1, 165.38 FEET TO THE POINT OF BEGINNING; THENCE S 59°53'52" E, 102.12 FEET.

THE SIDELINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED SO AS TO TERMINATE AT THE WESTERLY LINE OF PARCEL 1.

AREA OF EASEMENT = 1,531.80 S.F.

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DESCRIPTION APPROVAL

BY: Mark S. Brown Jan 11, 2006
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



PREPARED BY:

Carlos H. Saldivar 12/20/05
CARLOS H. SALDIVAR DATE
L.S. 7667

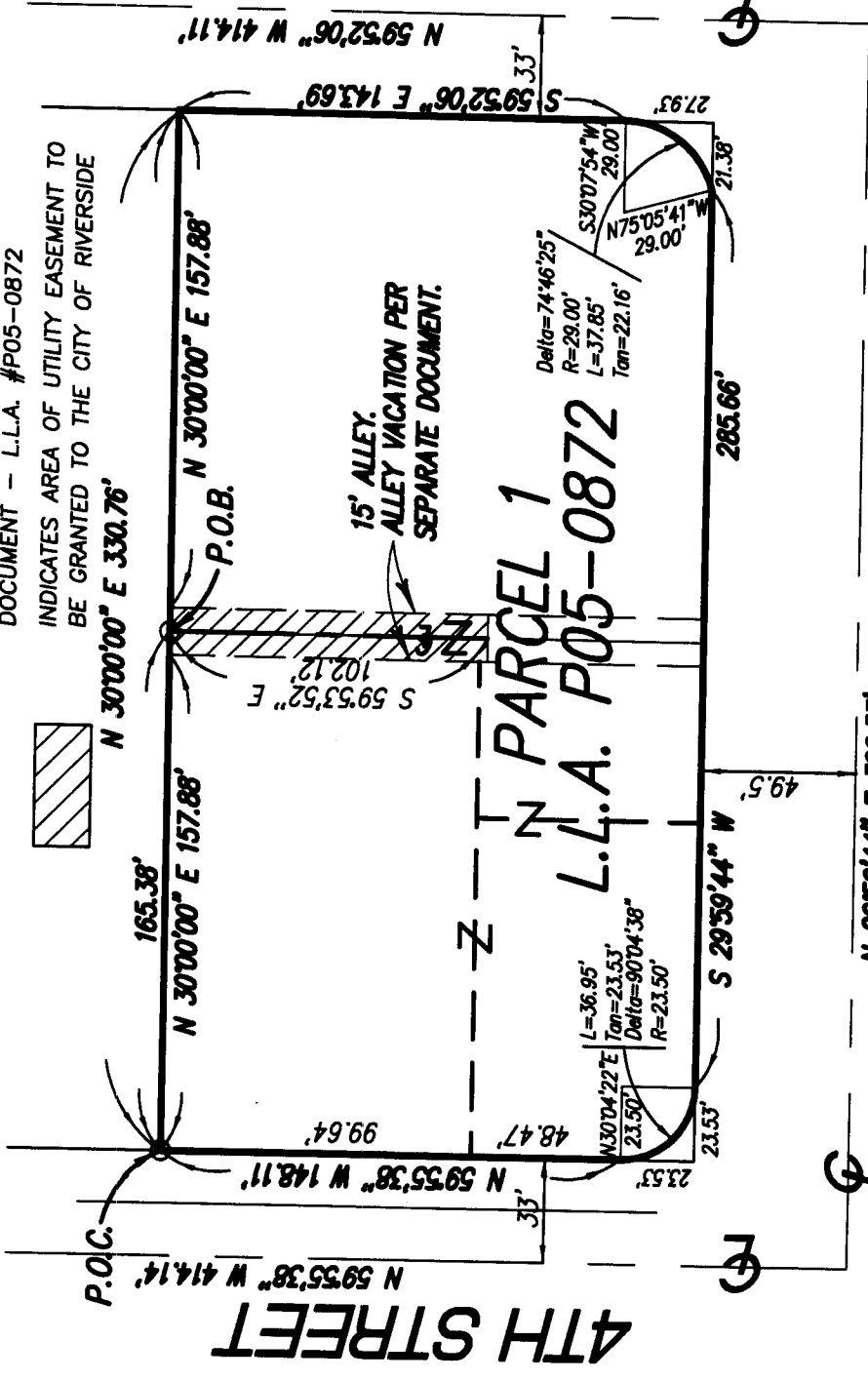
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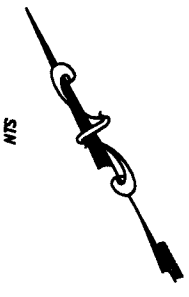
NOTE:
THIS PLAT WAS PREPARED FROM RECORD DATA AND DOES NOT REPRESENT A SURVEY OF THE PROPERTY SHOWN HEREON.

LEGEND

- INDICATES PROPOSED PARCEL 1 BOUNDARY
- LOT LINE TO BE REMOVED BY SEPARATE DOCUMENT - L.L.A. #P05-0872
- INDICATES AREA OF UTILITY EASEMENT TO BE GRANTED TO THE CITY OF RIVERSIDE



VICINITY MAP



SCALE: 1"=60'

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

MARKET STREET

CITY OF RIVERSIDE

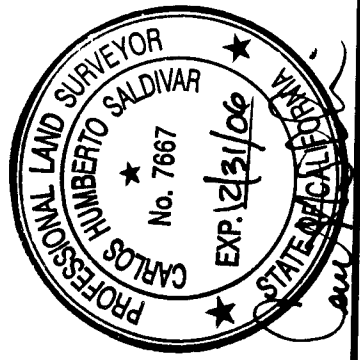
PREPARED BY: *Carlos H. Saldivar*
CARLOS H. SALDIVAR
L.S. 7667
DATE: 12/20/05

APPLICANT:
LAKE DEVELOPMENT
C/O SAXON ENGINEERING SERVICES
1030 CALLE SOMBRA, STE. A2
SAN CLEMENTE, CA 92673
(949) 366-2180

UTILITY EASEMENT

FOR LLA P05-0872

SHEET 1 OF 1



24.6
15646