

When recorded mail to:

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

DOC # 2006-0215547
03/27/2006 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)

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		6						
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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: PM 32472
APN: 132-140-004
Address: La Sierra @ Indiana

D - 132-140-004



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged CAHAN LA SIERRA, 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, TELECOMMUNICATION and PUBLIC SIDEWALK 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 PUBLIC SIDEWALK FACILITIES.

Dated Jan. 19, 2006

CAHAN LA SIERRA,

a California Limited Liability Company
By: Cahan Properties, Inc.
a California corporation
Managing Member

By: _____

Print Name: _____

Title: _____

By: [Signature]

Print Name: Robert M. Cahan

Title: President



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GENERAL ACKNOWLEDGEMENT

State of California }
County of San Diego }

ss

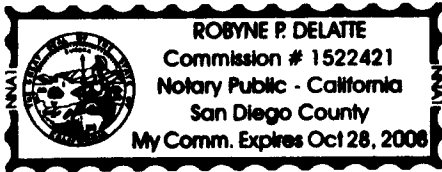
On January 19, 2006 before me Robyne P. DeLatte
(date) (name)

a Notary Public in and for said State, personally appeared

Robert M. Cahan

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.

Robyne P. DeLatte
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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 3/21/06

CITY OF RIVERSIDE

APPROVED AS TO FORM AND CONTENT
CITY ATTORNEY'S OFFICE

By: *Amelia M. Valeri*

BY *Susan Wilson*
Deputy City Attorney

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EXHIBIT "A"
SIDEWALK EASEMENT
FOR PARCELS 1 AND 4 OF PARCEL MAP 32472
(LA SIERRA) CITY OF RIVERSIDE

ALL THAT CERTAIN REAL PROPERTY IN THE CITY AND COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING PORTIONS OF PARCELS 1 AND 4 OF PARCEL MAP NO. 32472 AS SHOWN BY MAP ON FILE IN BOOK 214, PAGES 36 AND 37 OF PARCEL MAPS, RECORDS OF SAID COUNTY, SAID PORTIONS BEING DESCRIBED AS PARCELS, AS FOLLOWS:

PARCEL "A"

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 1;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1 NORTH 56°20'50" EAST, 126.00 FEET;

THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 33°39'10" EAST, 21.00 FEET;

THENCE SOUTH 56°20'50" WEST, 23.00 FEET;

THENCE NORTH 83°25'41" WEST, 17.03 FEET TO A LINE PARALLEL WITH AND DISTANT 10.00 FEET SOUTHEASTERLY OF SAID NORTHWESTERLY LINE;

THENCE ALONG SAID PARALLEL LINE SOUTH 56°20'50" WEST, 90.00 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 1;

THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 33°37'19" WEST, 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL "B"

BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL 4;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 4 SOUTH 56°20'37" WEST, 17.00 FEET;

THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH 33°39'23" 6.50 FEET;

THENCE NORTH 12°13'19" EAST, 23.70 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 4;



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15690

THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 33°37'19" EAST, 23.00 FEET TO THE POINT OF BEGINNING.

THE HEREIN ABOVE DESCRIBED PARCELS ARE SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

W.J. MCKEEVER, INC.
CIVIL ENGINEERING



Larry L. Walker 1/16/06
LARRY L. WALKER L.S. 4463
LICENSE EXPIRES 09/30/07

DESCRIPTION APPROVAL:

BY: *Mark S. Brown* MARCH 7, 2006
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



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LA SIERRA AVENUE

P.O.B.
PCL "B"

60'

60'

44'

INDIANA AVENUE

PARCEL 1
P.M. 25919

PARCEL 2
P.M. 32472

PARCEL "B"

PARCEL 4
P.M. 32472

58'

PARCEL 1
P.M. 32472

PARCEL "A"

P.O.B.
PCL "A"

DATA		
○	BEARING	LENGTH
1	N 33°37'19"W	10.00
2	N 56°20'50"E	126.00
3	N 33°39'10"W	21.00
4	N 56°20'50"E	23.00
5	N 83°25'41"W	17.13
6	N 56°20'50"E	90.00
7	N 33°37'19"W	23.00
8	N 12°13'19"E	23.70
9	N 33°39'23"W	6.50
10	N 56°20'37"E	17.00

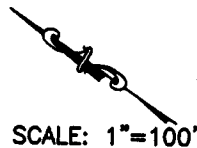
PARCEL 3
P.M. 32472

LOT 8 BLK 44 BIK 170 MAPS

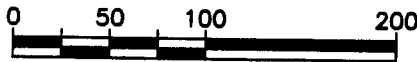
ARIZONA STREET CHANNEL

LEGEND

 INDICATES EASEMENT AREA



SCALE: 1"=100'



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EXHIBIT "B"
SIDEWALK EASEMENTS
FOR PARCELS 1 AND 4 OF PARCEL MAP 32472
RALPH'S SHOPPING CENTER

CITY OF RIVERSIDE
(LA SIERRA)



W.J. MCKEEVER, INC.

CIVIL ENGINEERING

647 NORTH MAIN STREET, SUITE 2A
RIVERSIDE, CALIFORNIA 92501

PH: (951) 341-3700
FAX: (951) 341-3240

LARRY L. WALKER C.S. 4463

DATE 1/16/06

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