

**RECORDING REQUESTED BY
STEWART TITLE**

DOC # 2006-0328209

05/05/2006 08:00A Fee:NC

Page 1 of 7

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)

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FOR RECORDER'S OFFICE USE ONLY

Project: Parcel Map 32977
A.P.N. 155-280-051

D-



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **B & YG HOLDINGS, L.L.C., a Delaware Limited Liability Company** as Grantor(s), grant(s) 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 Storm Drain 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 Storm Drain Facilities.

Date: 3/29/2006

B & YG HOLDINGS, L.L.C., a Delaware Limited Liability Company

By: Bharat D. Gala
BHARAT D. GALA, Member of B & YG Holdings, llc, a Delaware Limited Liability Company

By: Yogesh D. Gala
YOGESH D. GALA, Member of B & YG Holdings, llc, a Delaware Limited Liability Company

By: Terry Mackprang
TERRY F. MACKPRANG, Member of B & YG Holdings, llc, a Delaware Limited Liability Company

GENERAL ACKNOWLEDGEMENT

State of California }
County of Orange } ss

On 3/29/06, before me Hilda L. Ramirez
(date) (name)

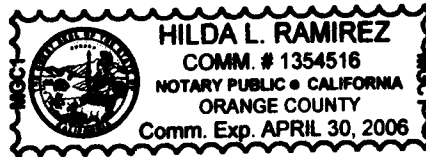
a Notary Public in and for said State, personally appeared

Bharat D. Gala, Yogesh D. Gala, Terry Mackprang
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.

Hilda L. Ramirez
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:

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

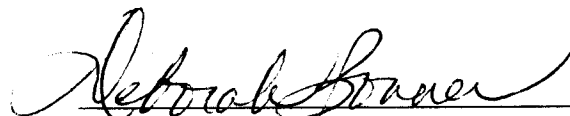
Name of Notary: Hilda L. Ramirez

Date Commission Expires: April 30, 2006
Notary Identification Number: 1354516
(For Notaries commissioned after 1/1/92)

Manufacturer/Vendor Identification Number: MGC1
(For Notaries commissioned before 1/1/92)

Place of Execution of this declaration: Anaheim, California

Date: May 4, 2006



Stewart Title Company
By: Deborah Bonner

**CERTIFICATE OF ACCEPTANCE
(Government Code Section §21027)**

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 5-1-06

CITY OF RIVERSIDE

By: Amelia M. Valeri

Title: Real Property Manager

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney

EXHIBIT A

Project: PM 32977 STORM DRAIN EASEMENT

THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

AN EASEMENT, ACROSS PORTIONS OF PARCEL 5 AND LOT 'A' OF PARCEL MAP 26355, SAID MAP BEING ON FILE IN PARCEL MAP BOOK 174, PAGES 66 THROUGH 69, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR STORM DRAIN PURPOSES LOCATED 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

EASEMENT 'A'

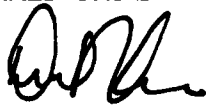
COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL MAP 26355, THENCE, NORTHERLY ALONG THE EAST LINE OF SAID PARCEL MAP 26355, NORTH 00°14'50" WEST, FOR A DISTANCE OF 80.74 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF EASEMENT 'A';

THENCE, LEAVING THE EAST LINE OF SAID PARCEL MAP 26355, SOUTH 83°04'51" WEST, FOR A DISTANCE OF 88.74 FEET TO THE BEGINNING OF A TANGENT 22.50 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST;

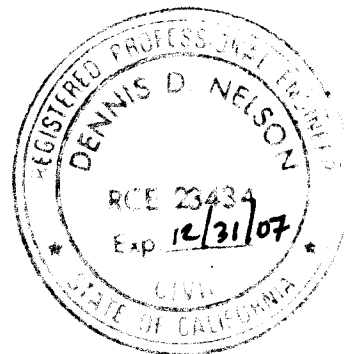
THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°14'44", FOR A DISTANCE OF 13.45 FEET MORE OR LESS TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL MAP 26355, A LINE TO THE CENTER OF SAID 22.50 FOOT RADIUS CURVE BEARS SOUTH 41°09'53" EAST, SAID POINT BEING THE ENDPOINT OF THE CENTERLINE OF EASEMENT 'A'.

THE SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO PROVIDE CONTINUOUS COVERAGE FROM THE EAST LINE OF SAID PARCEL MAP 26355 TO THE SOUTHWEST LINE OF SAID PARCEL MAP 26355.

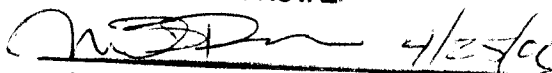
PREPARED UNDER THE DIRECTION OF:



DENNIS D. NELSON, RCE 23434
REG. EXP. 12/31/2007



DESCRIPTION APPROVAL:



MARK S. BROWN CITY SURVEYOR DATE

C/L MORRIS STREET

PARCEL MAP NO. 26355

LOT 'A'

PARCEL 1

PARCEL 2

PARCEL 3

PARCEL 4

PARCEL 5

C/L DOOLITTLE AVENUE



P.M.B. 174/66-69

EASEMENT 'A'

N41°09'53"W(R)

N83°04'51"E

N53°48'21"W

N88°46'03"E

N109.91'

141.05'

88.74'

10. 10. 20. 80.74'

464.19'

N00°14'50"W

TRACT NO. 13300-1

TRUE POINT OF BEGINNING OF EASEMENT 'A'

POINT OF COMMENCEMENT

C1: Δ=34°14'44", R=22.50', L=13.45', T=6.93'

CITY OF RIVERSIDE, CALIFORNIA

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.

SHEET 1 OF 1

50-4

SCALE: 1" = 80'

DRAWN BY: RRIDER

DATE: 03/10/2006

STORM DRAIN EASEMENT
PARCEL MAP NO. 32977