

When recorded mail to:

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

DOC # 2006-0854895

11/20/2006 08:00A Fee:NC

Page 1 of 6

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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			465	426	PCOR	NCOR	SMF	NCHG	EXAM
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FOR RECORDER'S OFFICE USE ONLY

Project: Tr 31512  
APN 206-230-025  
Address: 1331 Castledale Street

**D- 15888**

**EASEMENT**

PRESTIGE HOMES L.P., A California Limited Partnership, 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, 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

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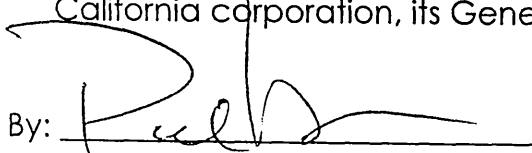
officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

PRESTIGE HOMES L.P.,  
A California Limited Partnership

Dated 10/9/06

By: **Distinguished Prestige Homes, Inc.**, a  
California corporation, its General Partner

By: \_\_\_\_\_

By: 

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Paul R. Roman**  
**Vice President of Operations**  
Title: \_\_\_\_\_



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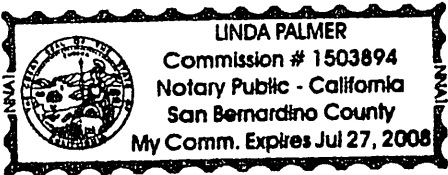
**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of San Bernardino } ss

On October 10, 2006 before me Linda Palmer  
(date) (name)

a Notary Public in and for said State, personally appeared  
Paul R. Roman  
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.

Linda Palmer  
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 11/8/06

**CITY OF RIVERSIDE**

APPROVED AS TO FORM  
[Signature]  
SUPERVISING DEPUTY CITY ATTORNEY

By: Arnelia M. Valbuena  
Real Property Manager



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

<http://riverside.asrclrec.com>

### NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: LINDA PALMER

Commission #: 1503894

Place of Execution: San Bernardino Cty

Date Commission Expires: 7-27-08

Date: 11-20-06

Signature: M J Lewis

Print Name: M J LEWIS



EXHIBIT "A"  
LEGAL DESCRIPTION

BEING A PORTION OF LOT 12 TRACT 31512 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS RECORDED IN BOOK 376 PAGES 1-6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 12;

THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 12 NORTH 49°24'50" WEST, A DISTANCE OF 4.00 FEET TO A LINE PARALLEL TO AND 4.00 FEET NORTHWESTERLY FROM, MEASURED AT RIGHT ANGLES, THE SOUTHEASTERLY BOUNDARY OF SAID LOT 12;

THENCE LEAVING SAID NORTHEASTERLY BOUNDARY ALONG A SAID PARALLEL SOUTH 40°35'10" WEST, A DISTANCE OF 21.96 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 477.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 16°09'37" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°23'22," A DISTANCE OF 28.22 FEET TO THE SOUTHWESTERLY BOUNDARY OF SAID LOT 12, A RADIAL BEARING TO END OF SAID CURVE BEARS NORTH 19°32'59" WEST;


THENCE ALONG THE SOUTHWESTERLY AND SOUTHEASTERLY BOUNDARY OF SAID LOT 12 THE FOLLOWING COURSES:

THENCE SOUTH 49°24'50" EAST, A DISTANCE OF 4.62 FEET TO THE MOST SOUTHERLY CORNER THEROF, AND THE BEGINNING A NONTANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 473.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 19°16'16" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF A 03°15'19," A DISTANCE OF 26.87 FEET TO THE BEGINNING OF A NONTANGENT LINE, A RADIAL BEARING TO SAID POINT BEARS NORTH 16°00'57" WEST;

THENCE ALONG SAID LINE NORTH 40°35'10" EAST, A DISTANCE OF 23.16 FEET MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 200 SQUARE FEET MORE OR LESS.

  
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*Vincent Kleppe*  
VINCENT G. KLEPPE LS 7181  
EXP. 12-31-07

6/8/06  
DATE



PREPARED FOR AND ON BEHALF OF THE PRIZM GROUP  
P:\TPG\03\03-61.8\elec easements\legal

DESCRIPTION APPROVAL:

BY: *[Signature]* 07-17-06  
DATE

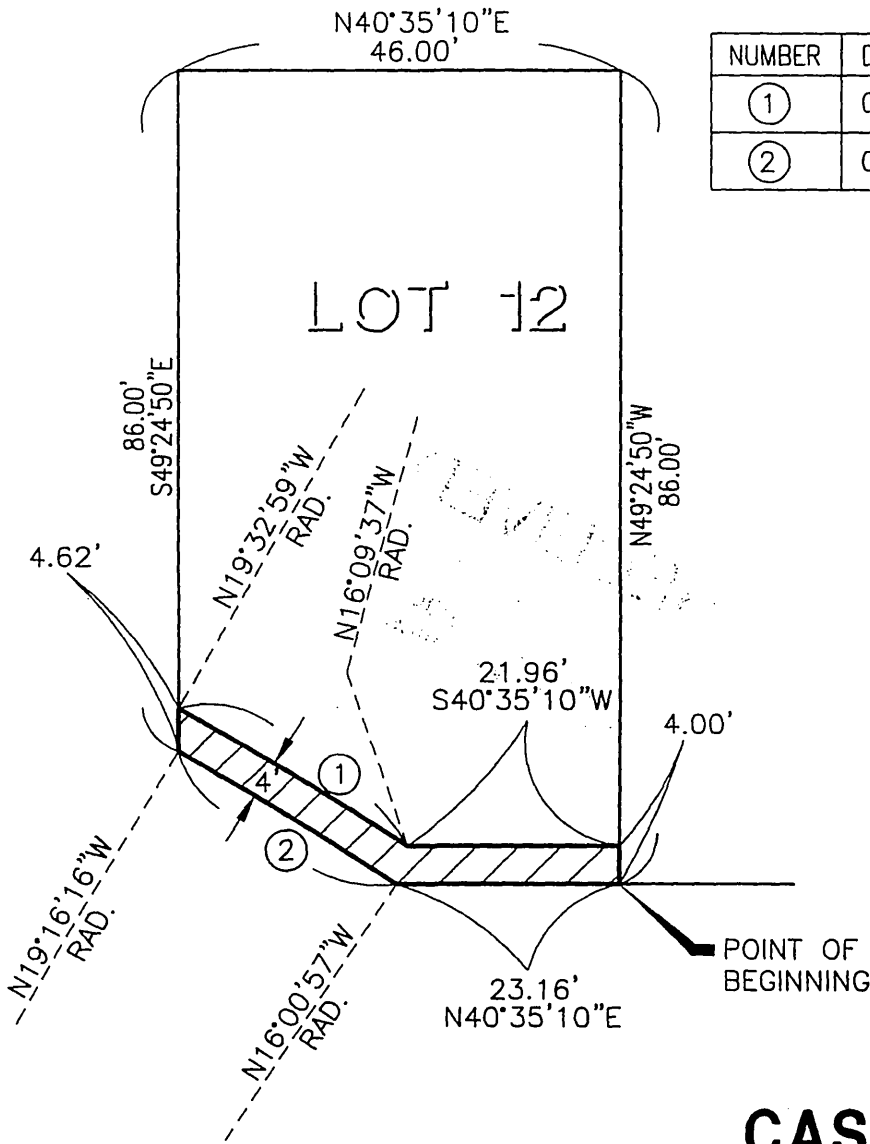
FOR: MARK S. BROWN  
CITY SURVEYOR

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# LOT 12

TRACT NO. 31512  
MB 376/1-6

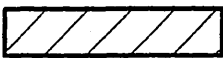
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
①	03°23'22"	477.00'	28.22'
②	03°15'19"	473.00'	26.87'



SCALE: 1" = 20'

## CASTLEDALE ST.

### LEGEND



PROPOSED ELECTRICAL EASEMENT



PROPERTY LINE

THIS PLAT IS TO AID IN LOCATION OF THE PROPERTY ONLY AND IS NOT A PART OF THE WRITTEN DESCRIPTION.

10-7

DRAWN BY: BM  
DATE: 6-5-06  
JOB. NO.: 03-061.8  
FILE: P:\TPG\03\03-061-8\  
ELEC EASEMENTS\EASEMENTS.DWG

CIVIL ENGINEERS AND LAND SURVEYORS  
**THE PRIZM GROUP**  
• CYRAX 3-D LASER SCANNING  
• GPS & ROBOTIC SURVEYING  
• GEOMATIC ENGINEERING  
• CIVIL ENGINEERING  
• LAND PLANNING  
310 N. COTA ST. SUITE 1, CORONA, CA 92880  
PHONE: (951) 737-4406 • FAX: (951) 737-4407  
tpg@the-prizm-group.com

PROJECT:  
**ELECTRICAL EASEMENT EXHIBIT**

SHT. NO.  
**1**  
OF 1



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