

When recorded mail to:

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

DOC # 2007-0486364
07/27/2007 08:00A Fee:NC
Page 1 of 5
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: Sycamore Canyon Blvd. Street Impr.
A.P.N. 263-020-020

D - 16043



GRANT OF EASEMENT

EPL PROPERTIES, LLC, a California limited liability company, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant 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 public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, in, under, upon, over and along that certain real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated 06/29/2007

EPL PROPERTIES, LLC, a California limited liability company

By *Mitchell D. Pierce*

Mitchell D. Pierce
(print name)

Title Member / Manager

By _____

(print name)

Title _____

GENERAL ACKNOWLEDGEMENT

State of California ARIZONA
County of MARICOPA } ss

On 0/29/07, before me PAMELA P. KOZEL
(date) (name)

a Notary Public in and for said State, personally appeared

MITCHELL D. PIERCE
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.

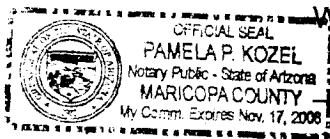
OPTIONAL SECTION

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:

WITNESS my hand and official seal.



Pamela P. Kozel
Signature



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16043

**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 7/22/07

CITY OF RIVERSIDE

By Amelia M. Valera

SYCAMORE CANYON SIDEWALK2.DOC

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

BY R. M. Gale
Deputy City Attorney



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EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 6 of Parcel Map No. 24535 as shown by map on file in Book 162, Pages 84 through 90 of Parcel Maps, records of Riverside County, California, described as follows:

BEGINNING at the northwesterly corner of said Parcel 6;

THENCE North $12^{\circ}50'44''$ West, along the northerly line of said Parcel 6, a distance of 7.91 to a point in line that is concentric with and distant 60.50 feet northeasterly, as measured radially, to the centerline of Sycamore Canyon Boulevard as shown by Parcel Map No. 31139-1, on file in Book 210, Pages 7 through 11 of Parcel Maps, records of Riverside County, California; said point also being in a non-tangent curve concaving northeasterly, having a radius of 939.50 feet and to which the radius bears North $68^{\circ}03'51''$ East,

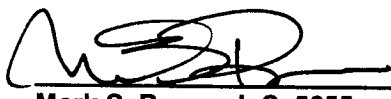
THENCE southeasterly to the left along said curve through a central angle of $0^{\circ}16'14''$ an arc length of 4.44 feet;

THENCE South $21^{\circ}10'44''$ West, a distance of 11.06 feet to a point in the southwesterly line of said Parcel 6; said point being in a non-tangent curve concaving southwesterly, having a radius of 1272.82 feet and to which the radius bears South $69^{\circ}04'31''$ West; said southwesterly line also being in the easterly line of Parcel 87 of said Parcel Map No. 24535;

THENCE northwesterly to the left along said last mentioned curve through a central angle of $0^{\circ}41'32''$ an arc length of 15.38 feet to the POINT OF BEGINNING.

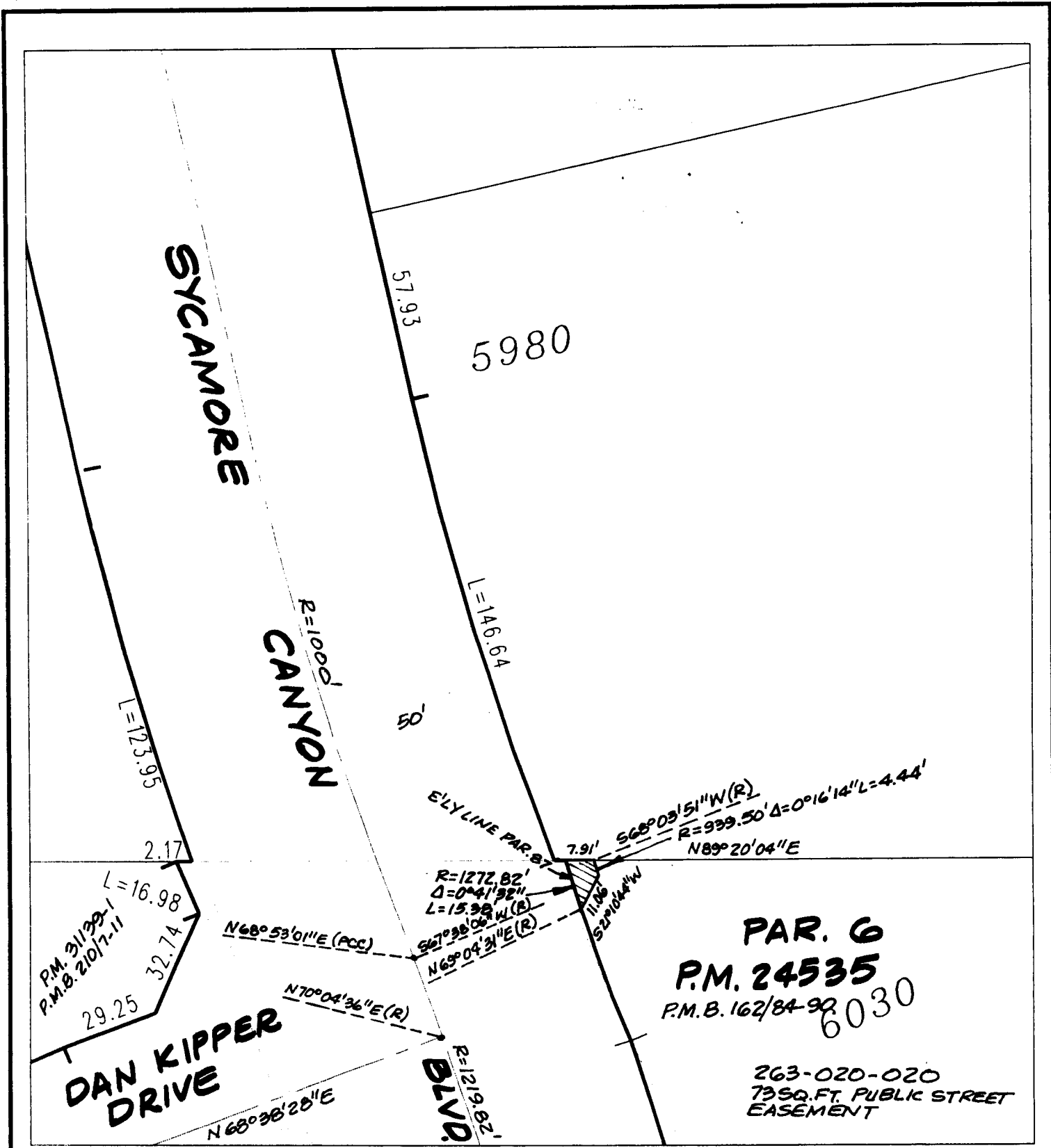
Area - 73 square feet.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 5/29/07 Date Kop Prep.
Mark S. Brown, L.S. 5655
License Expires 9/30/05



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◆ 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



Scale: 1" = 40'

Drawn by: skn

Date: 05/29/07

Subject: SYCAMORE CANYON BLVD SIDEWALKS

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