

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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMP	NCHG	EXAM
CC NCHG									516

FOR RECORDER'S OFFICE USE ONLY

Project: P07-1164  
APN 263-280-072, 073 & 074

D- 16252



**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SYCCANYONS & SIERRA DCT/PDC, LLC, a Delaware 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 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 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.**

Date: 7/17/08

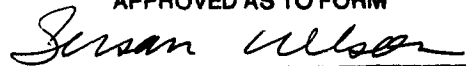
**SYCCANYONS & SIERRA DCT/PDC, LLC,  
a Delaware limited liability company**

**By: SYCCANYONS JP/PI, LLC,  
a California limited liability company  
Development Manager**

**By: PANATTONI INVESTMENTS, LLC,  
a California limited liability company,  
Managing Member**

**By:   
Carl D. Panattoni, Trustee of the  
Panattoni Living Trust, dated April 8, 1988,  
Managing Member**

APPROVED AS TO FORM



DEPUTY CITY ATTORNEY



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State of California

County of Sacramento } ss

On 7-17-2008, before me, Katrina K Woodbury, Notary Public,

personally appeared — CARL D Panattani — who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Kat K Woodbury

Notary Signature

APPROVED AS TO FORM

Susan Wilson

DEPUTY CITY ATTORNEY

**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 7/22/08

CITY OF RIVERSIDE

By: Amelia M. Valera



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07/24/2008 08 00A  
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**EXHIBIT "A"**  
**LEGAL DESCRIPTION FOR**  
**UTILITY EASEMENT**  
**RIVERSIDE, CA**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING PORTIONS OF PARCELS 15 THROUGH 17 OF PARCEL MAP NO. 24535, RECORDED IN PARCEL MAP BOOK 162, PAGES 84 THROUGH 90 AND REMAINDER PARCEL "B" OF PARCEL MAP NO. 31139-1, RECORDED IN PARCEL MAP BOOK 210, PAGES 7 THROUGH 11, BOTH RECORDS OF SAID COUNTY, ALSO BEING PORTIONS OF PARCELS A AND B OF LOT LINE ADJUSTMENT NO. 06-0577, RECORDED AS INSTRUMENT NO. 2007-0477510, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL "A"**

BEING A STRIP OF LAND 7.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF PARCEL A OF SAID LOT LINE ADJUSTMENT NO. 06-0577; THENCE SOUTH 89°20'44" WEST 3.50 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL A TO A POINT ON A LINE THAT IS PARALLEL WITH AND 58.50 FEET WESTERLY OF THE CENTERLINE OF SYCAMORE CANYON BOULEVARD (55.00 FEET WESTERLY HALF-WIDTH) AND TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 00°26'52" EAST 72.58 FEET ALONG SAID PARALLEL LINE TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 00°26'52" EAST 215.62 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1058.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND PARALLEL LINE AN ARC LENGTH OF 128.14 FEET THROUGH A CENTRAL ANGLE OF 06°56'10" TO THE **POINT OF TERMINATION**.

THE SIDELINES OF SAID STRIP TO BE SHORTEND OR LENGTHENED TO TERMINATE AT THE NORTHERLY RIGHT OF WAY LINE OF SIERRA RIDGE DRIVE AND THE WESTERLY RIGHT OF WAY LINE OF SYCAMORE CANYON BOULEVARD, AS NOW ESTABLISHED.

**PARCEL "B"**

BEING A STRIP OF LAND 70.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

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**BEGINNING** AT THE ABOVE REFERENCED POINT "A" IN PARCEL "A"; THENCE SOUTH 89°20'43" WEST 86.50 FEET TO THE **POINT OF TERMINATION**.

EXCEPTING THEREFROM ANY PORTION OF PARCEL "B" LYING WITHIN THE AFOREMENTIONED PARCEL "A".

**PARCEL "C"**

BEING A STRIP OF LAND 7.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF PARCEL A OF SAID LOT LINE ADJUSTMENT NO. 06-0577; THENCE SOUTH 89°20'44" WEST 3.50 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL A TO A POINT ON A LINE THAT IS PARALLEL WITH AND 58.50 FEET WESTERLY OF THE CENTERLINE OF SYCAMORE CANYON BOULEVARD (55.00 FEET WESTERLY HALF-WIDTH) AND TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 00°26'52" WEST 278.63 FEET ALONG SAID PARALLEL LINE TO A POINT HEREINAFTER REFERRED TO AS POINT "B" AND TO THE **POINT OF TERMINATION**.

**PARCEL "D"**

BEING A STRIP OF LAND 12.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE ABOVE REFERENCED POINT "B" IN PARCEL "C"; THENCE SOUTH 89°33'08" WEST 2.50 FEET AT RIGHT ANGLES TO A POINT ON A LINE THAT IS PARALLEL WITH AND 61.00 FEET WESTERLY OF THE CENTERLINE OF SYCAMORE CANYON BOULEVARD (55.00 FEET WESTERLY HALF-WIDTH) AND TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 00°26'52" WEST 121.02 FEET ALONG SAID PARALLEL LINE TO A POINT HEREINAFTER REFERRED TO AS POINT "D"; THENCE CONTINUING ALONG SAID PARALLEL LINE NORTH 00°26'52" WEST 20.00 FEET TO THE **POINT OF TERMINATION**.

**PARCEL "E"**

BEING A STRIP OF LAND 40.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

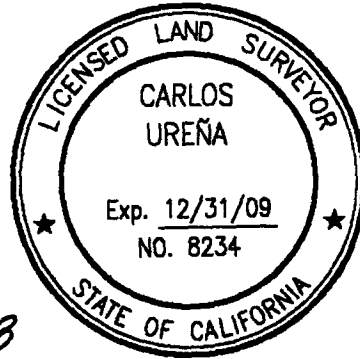
**BEGINNING** AT THE ABOVE REFERENCED POINT "C" IN PARCEL "D"; THENCE SOUTH 89°20'47" WEST 84.00 FEET TO THE **POINT OF TERMINATION**.

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EXCEPTING THEREFROM ANY PORTION OF PARCEL "E" LYING WITHIN THE  
AFOREMENTIONED PARCEL "D".

THIS DESCRIPTION WAS  
PREPARED BY ME  
OR UNDER MY DIRECTION.



Carlos Ureña 7/21/2008  
CARLOS UREÑA, PLS DATE

DESCRIPTION APPROVAL

BY: Mark S. Brown 7/23/08  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR



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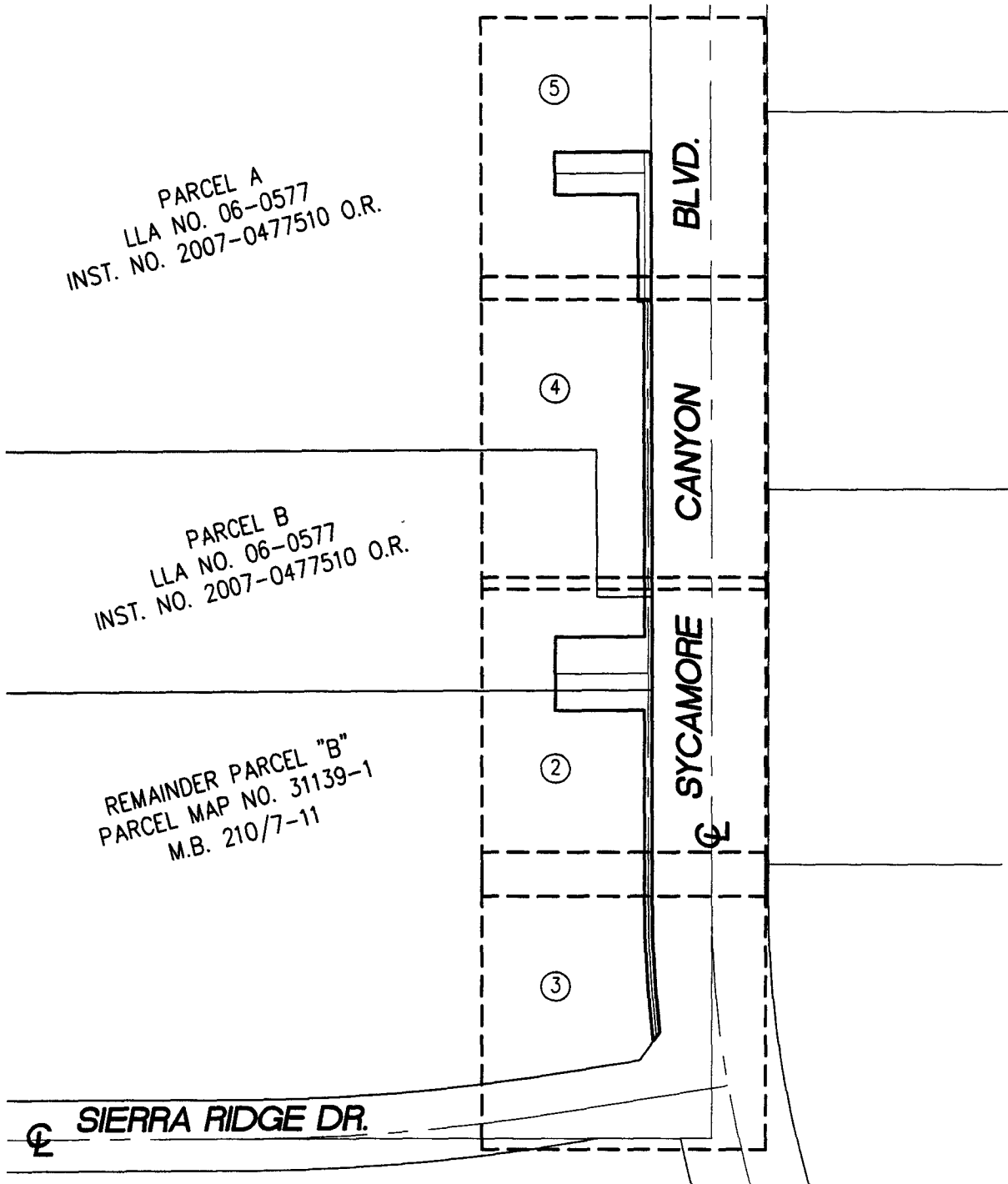
UTILITY EASEMENT  
CITY OF RIVERSIDE

SEC 4, T3S, R4W

PARCEL A  
LLA NO. 06-0577  
INST. NO. 2007-0477510 O.R.

PARCEL B  
LLA NO. 06-0577  
INST. NO. 2007-0477510 O.R.

REMAINDER PARCEL "B"  
PARCEL MAP NO. 31139-1  
M.B. 210/7-11



LEGEND

- EXISTING PARCEL LINES
- Ⓝ SHEET NO
- ▭ PROPOSED EASEMENT



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**CANYON**

CONSULTING

PLANNING • ENGINEERING • SURVEYING

11860 PIERCE STREET, SUITE 200, RIVERSIDE, CA 92505  
951/343-8686 VOICE, 951/343-8831 FAX

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

SCALE 1" = 150'

DATE 06/06/08

16252

UTILITY EASEMENT  
CITY OF RIVERSIDE

SEC. 4, T3S, R4W

SEE SHEET 4

PARCEL B  
LLA NO. 06-0577  
INST. NO. 2007-0477510

T.P.O.B.  
PCL. 'A'

L2  
P.O.B.

70.00'  
35.00'  
35.00'

L5

POINT 'A'  
T.P.O.B.  
PCL. 'B'

PARCEL 'B'

7.00'

3.50'

3.50'

58.50'

55.00'

REMAINDER PARCEL "B"  
PARCEL MAP NO. 31139-1  
M.B. 210/7-11

W'LY R/W LINE  
AS SHOWN ON  
INSTRUMENT NO.  
2007-0477088 O R.

PARCEL 'A'

CANYON BLVD.  
SYCAMORE

SEE SHEET 3

2008-0404544  
07/24/2008 08:00A  
B of 12



LEGEND

- EXISTING PARCEL LINES
- EASEMENT CENTERLINE
- PROPOSED EASEMENT

NOTE SEE SHEET 6 FOR  
LINE & CURVE INFORMATION

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SCALE 1" = 40'

DATE 06/06/08

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UTILITY EASEMENT  
CITY OF RIVERSIDE

SEC. 4, T3S, R4W

SEE SHEET 2

W'LY R/W LINE  
AS SHOWN ON  
INSTRUMENT NO.  
2007-0477088 O.R.

REMAINDER PARCEL "B"  
PARCEL MAP NO. 31139-1  
M.B. 210/7-11

N'LY R/W LINE  
AS SHOWN ON  
INSTRUMENT NO.  
2007-0015741 O.R.

PARCEL "A"

SYCAMORE CANYON BLVD.

R=1775.00  
Δ=9°15'38"  
L=286.89  
T=143.76

N82°36'58"E RAD.

N80°12'53"E  
86.15'

N35°14'42"E  
27.30'

SIERRA RIDGE DR.

LEGEND

- EXISTING PARCEL LINES
- EASEMENT CENTERLINE
- PROPOSED EASEMENT

NOTE SEE SHEET 6 FOR  
LINE INFORMATION

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SCALE 1" = 40'

DATE 06/06/08

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UTILITY EASEMENT  
CITY OF RIVERSIDE

SEC 4, T3S, R4W

SEE SHEET 5

PARCEL A  
LLA NO. 06-0577  
INST. NO. 2007-0477510

T.P.O.B.  
PCL 'D'

POINT 'B'  
P.O.B.  
PCL 'D'

PARCEL 'C'

58.50'

55.00'

CANYON BLVD.  
SYCAMORE

L4

7.00'

3.50'

3.50'

T.P.O.B.  
PCL 'C'

P.O.B.

SEE SHEET 3

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LEGEND

- EXISTING PARCEL LINES
- - - EASEMENT CENTERLINE
- ▭ PROPOSED EASEMENT

NOTE SEE SHEET 6 FOR  
LINE INFORMATION

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SCALE 1" = 40'

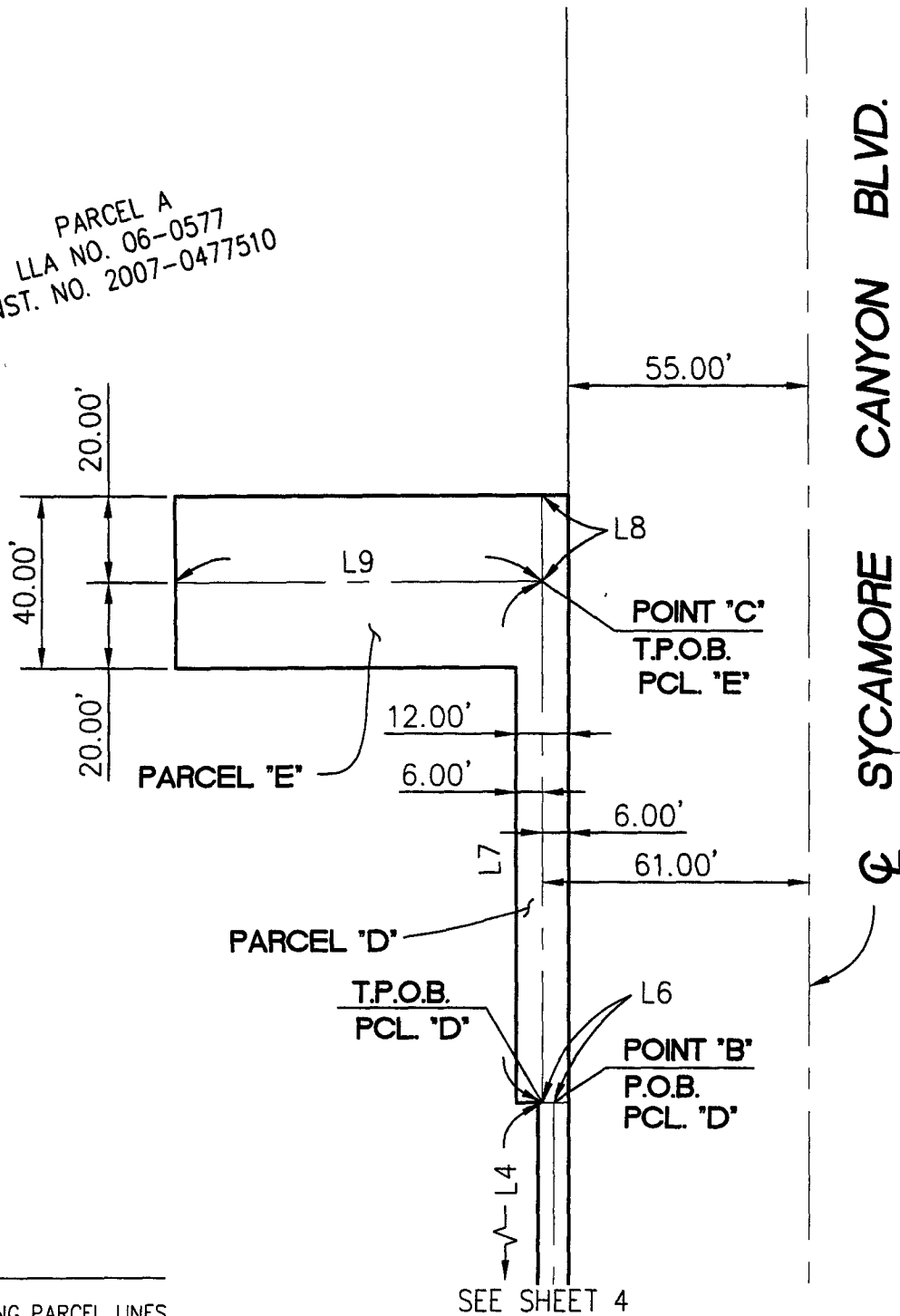
DATE 06/06/08

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UTILITY EASEMENT  
CITY OF RIVERSIDE

SEC 4, T3S, R4W

PARCEL A  
LLA NO. 06-0577  
INST. NO. 2007-0477510



LEGEND

- EXISTING PARCEL LINES
- - - EASEMENT CENTERLINE
- ▭ PROPOSED EASEMENT

NOTE SEE SHEET 6 FOR  
LINE INFORMATION



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SCALE 1" = 40'

DATE 06/06/08

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UTILITY EASEMENT  
CITY OF RIVERSIDE

SEC. 4, T3S, R4W

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°26'52"W	215.62'
L2	N89°20'44"E	3.50'
L3	N00°26'52"W	72.58'
L4	N00°26'52"W	278.63'
L5	N89°20'43"E	86.50'
L6	N89°33'08"E	2.50'
L7	N00°26'52"W	121.02'
L8	N00°26'52"W	20.00'
L9	N89°20'47"E	84.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	1058.50'	6°56'10"	128.14'



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# CANYON

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58-8  
73-2

DATE 06/06/08

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