

DOC # 2008-0404647

07/24/2008 08:00A Fee:NC

Page 1 of 10

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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			10						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
CCNCHG									510

FOR RECORDER'S OFFICE USE ONLY

APN: 263-240-039

Address: 7130 Sycamore Canyon Blvd

D- 16255



EASEMENT


FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged PANATTONI INVESTMENTS, LLC, a California limited liability company, as to an undivided 28.745% interest and PHELAN PROPERTIES, LLC, a California limited liability company as to an undivided 15.478% interest and ERNEST EHNISZ and NAOMI EHNISZ, Trustees of the Ernest Ehnisz Revocable Trust established February 9, 1983, as to an undivided 55.777% interest, as Grantors, 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 the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of SEWER 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 SEWER FACILITIES.

Dated 3-18-08

PANATTONI INVESTMENTS, LLC
a California limited liability company

By: _____

By: 
Carl D. Panattoni, Trustee of the
Panattoni Living Trust Dated April 8, 1998
Managing Member

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Dated _____

PHELAN PROPERTIES, LLC
a California limited liability company

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____



2008-0404647
07/24/2008 08 00A
2 of 10

Dated 03.17.08

ERNEST EHNISZ and NAOMI EHNISZ
Trustees of the Ernest Ehnisz Revocable Trust
established February 9, 1983

Ernest Ehnisz TTEE
ERNEST EHNISZ

Naomi Ehnisz
NAOMI EHNISZ

ACKNOWLEDGEMENT

State of California }
County of _____ } ss

On _____, before me _____
personally appeared _____
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.

Notary Signature



2008-0404647
07/24/2008 08 09A
3 of 10

ACKNOWLEDGEMENT

State of California }
County of _____ } ss

On _____, before me _____
personally appeared _____
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 ^{Arizona} California that the
foregoing paragraph is true and correct

WITNESS my hand and official seal.

Notary Signature

ACKNOWLEDGEMENT

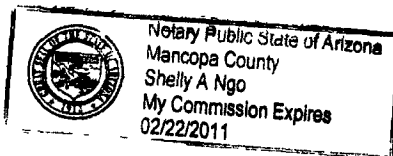
^{Arizona}
State of California }
County of Maricopa } ss

On March 17, 2008 before me Shelly A Ngo, NOTARY PUBLIC
personally appeared ERNEST Ehnisz and Naomi Ehnisz
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 ^{Arizona} California that the
foregoing paragraph is true and correct

WITNESS my hand and official seal.

Shelly A Ngo
Notary Signature



2008-0404647
07/24/2008 08:08A
4 of 18



Dated _____

ERNEST EHNISZ and NAOMI EHNISZ
Trustees of the Ernest Ehnisz Revocable Trust
established February 9, 1983

ERNEST EHNISZ

NAOMI EHNISZ

ACKNOWLEDGEMENT

State of California }
County of Sacramento } ss

On 3-3-2008, before me Katina K Woodbury, Notary Public
personally appeared — Carl D. Penattoni —
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



2008-0404647
07/24/2008 08 00A
5 of 18

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 SEWER FACILITIES.

Dated _____

PANATTONI INVESTMENTS, LLC
a California limited liability company

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Dated 3-18-08

PHELAN PROPERTIES, LLC
a California limited liability company

By: _____

By: *J. Phelan*

Print Name: _____

Print Name: *Jeffrey Phelan*

Title: _____

Title: *SOLE MEMBER*



2008-0404547
07/24/2008 08 09A
6 of 10

ACKNOWLEDGEMENT

State of California
County of ORANGE } ss

On MARCH 18, 2008, before me LORI F. SKELTON, NOTARY PUBLIC
personally appeared JEFFREY F. PHELAN
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.

Lori F. Skelton
Notary Signature



ACKNOWLEDGEMENT

State of California
County of _____ } ss

On _____, before me _____
personally appeared _____
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.

Notary Signature



2008-0404647
07/24/2008 08 00A
7 of 10

**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 7/1/08

CITY OF RIVERSIDE

By: Belinda J. Graham

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE
BY [Signature]
Deputy City Attor.



2008-0404647
07/24/2008 08 06A
8 of 18

**EXHIBIT A
LEGAL DESCRIPTION
SEWER EASEMENT**

A 20.00 FOOT STRIP OF LAND LYING WITHIN A PORTION OF PARCEL C OF LOT LINE ADJUSTMENT LL-023-012, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED FEBRUARY 28, 2002, AS INSTRUMENT NUMBER 2002-104062 OF OFFICIAL RECORDS OF SAID COUNTY, AND LYING WITHIN A PORTION OF THE LAND VACATED BY SAID CITY OF RIVERSIDE BY RESOLUTION NO. 21642 RECORDED JUNE 17, 2008, AS INSTRUMENT NUMBER 2008-0328797 OF OFFICIAL RECORDS OF SAID COUNTY, THE NORTHEASTERLY LINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN SAID INSTRUMENT NUMBER 2008-0328797, BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SYCAMORE CANYON BOULEVARD AS VACATED BY SAID INSTRUMENT, AND A POINT ON THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID PARCEL C;

THENCE NORTH 89°09'10" EAST ALONG SAID WESTERLY PROLONGATION AND SAID SOUTHERLY LINE OF PARCEL C, A DISTANCE OF 22.24 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 815.00 FEET, A LINE RADIAL TO SAID BEGINNING OF CURVE BEARS NORTH 73°16'54" EAST, SAID BEGINNING OF CURVE BEING **THE POINT OF BEGINNING**;

THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 556.59 FEET, THROUGH A CENTRAL ANGLE OF 39°07'44";

THENCE NORTH 55°50'50" WEST, A DISTANCE OF 108.55 FEET TO A POINT IN THE NORTHERLY LINE OF SAID PARCEL C, AND THE END OF THIS NORTHEASTERLY LINE DESCRIPTION.

THE SOUTHWESTERLY LINE OF SAID STRIP IS TO BE PROLONGED OR SHORTENED AS TO TERMINATE IN THE WESTERLY PROLONGATIONS OF THE SOUTHERLY AND NORTHERLY LINES OF SAID PARCEL C.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 13,397 SQ. FT. MORE OR LESS.

PREPARED UNDER MY SUPERVISION:

Marissa Crowther

MARISSA CROWTHER, P.L.S. 6152
LICENSE EXPIRES 03/31/08

3-24-08
DATE



DESCRIPTION APPROVAL:
BY: [Signature] DATE 04.12.08
FOR: MARK S. BROWN
CITY SURVEYOR

2008-0404647
07/24/2008 08 08A
9 of 10

16255

SEWER EASEMENT

PARCEL B

LL-023-012
INST. NO.
2002-104062

PARCEL A

LL-023-012
INST. NO.
2002-104062

SCALE: 1"=100'



N89°23'56"E
35.08'

N55°50'50"W
108.55'

N55°50'50"W
137.38'

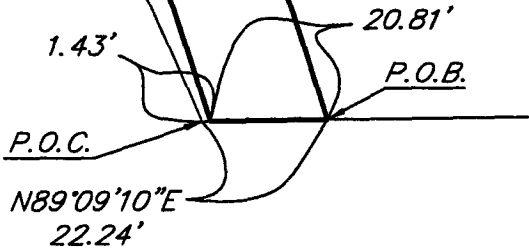
PARCEL C

LL-023-012
INST. NO.
2002-104062

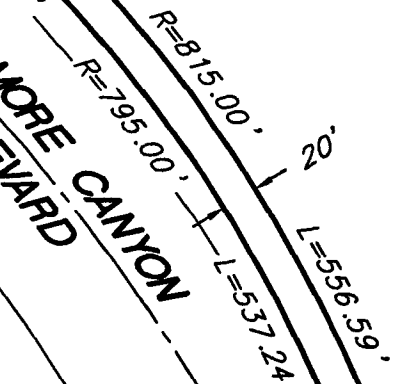


SYCAMORE CANYON
BOULEVARD

DETAIL



AREA OF SEWER EASEMENT
= 13,397 SQ. FT.



SEE DETAIL

P.O.B.

P.O.C.
SW COR
INST. NO.
2008-

N73°16'54"E (R)

PARCEL 2
PM 31802
P.M.B. 213/13-16

This Plat is Solely an Aid in Locating the Parcel(s)
described in the Attached Document. Please refer to legal
description for exact location.

SB&O INC.

PLANNING ENGINEERING SURVEYING
1035 SOUTH MILLIKEN AVENUE SUITE E
ONTARIO CA 91761
909-635-0335
909-635-0366 FAX

SHEET
1

DRAWN BY: EKO

CHECKED BY: MC

DATE: 01.08.08

JN: 65502.00

OF 1 SHEETS



2008-0404647
07/24/2008 08 00R
18 of 18

73-6
16255