

When recorded mail to:

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

DOC # 2008-0660339

12/18/2008 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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			5						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
DND NCHGCC									5/3

Project: PM 33246

APN: 263-290-076

Address: 6490 Sycamore Canyon Blvd.

D - 16316 Ⓟ



GRANT OF EASEMENT

SYCAMORE III, 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 Feb 25, 2008

SYCAMORE III, LLC,
a California limited liability company

Ray Magnon
Ray Magnon, Manager

ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

On FEB 25, 2008, before me CRYSTAL A. SCHROEDER, NOTARY PUBLIC personally appeared Ray Magnon 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.

Crystal A. Schroeder
Notary Signature



**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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 12/9/08

CITY OF RIVERSIDE

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

By: Amelia M. Valeri

BY [Signature]
Deputy City Attorney



2008-0660339
12/18/2008 08 00A
2 of 5

EXHIBIT "A"

THAT PORTION OF PARCEL 8 OF PARCEL MAP 33246 AS SHOWN BY MAP ON FILE IN BOOK 220, PAGES 11 THROUGH 17 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF SYCAMORE CANYON BLVD. AND EASTRIDGE AVENUE;

THENCE SOUTH 89°36'20" WEST ALONG THE CENTERLINE OF EASTRIDGE AVENUE, A DISTANCE OF 87.75 FEET;

THENCE NORTH 00°23'40" WEST A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING ON THE NORTH LINE OF EASTRIDGE AVENUE AS SHOWN ON SAID PARCEL MAP 33246;

THENCE NORTH 43°34'40" EAST A DISTANCE OF 35.98 FEET TO A POINT ON A LINE PARALLEL WITH AND 60.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SYCAMORE CANYON BOULEVARD;

THENCE NORTH 02°27'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 50.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 940.00 FEET;

THENCE NORTHWESTERLY CONTINUING ALONG SAID PARALLEL LINE, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°24'33" AN ARC LENGTH OF 55.93 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 790.29 FEET, TO WHICH POINT A RADIAL LINE BEARS SOUTH 84°08'27" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°10'29" AN ARC LENGTH OF 30.00 FEET, TO WHICH POINT A RADIAL LINE BEARS SOUTH 86°18'56" WEST;

THENCE NORTH 03°41'04" WEST A DISTANCE OF 28.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 226.95 FEET, TO WHICH POINT A RADIAL LINE BEARS NORTH 86°18'56" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°33'46" AN ARC LENGTH OF 29.96 FEET TO A POINT ON THE WESTERLY LINE OF SYCAMORE CANYON BLVD., BEING 55 FEET HALF WIDTH, TO WHICH POINT A RADIAL LINE BEARS NORTH 78°45'10" EAST, SAID WESTERLY LINE BEING A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 945.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°47'50" AN ARC LENGTH OF 145.10 FEET, TO WHICH POINT A RADIAL LINE BEARS NORTH 87°33'00" EAST;



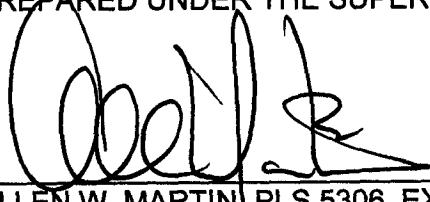
THENCE SOUTH 02°27" EAST CONTINUING ALONG SAID WESTERLY LINE OF SYCAMORE CANYON BOULEVARD, A DISTANCE OF 51.11 FEET;

THENCE SOUTH 41°16'33" WEST A DISTANCE OF 34.57 FEET TO A POINT ON THE NORTH LINE OF EASTRIDGE AVENUE, BEING 50 FEET HALF WIDTH;

THENCE SOUTH 89°36'20" WEST ALONG SAID NORTH LINE A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 926.81 SQUARE FEET.

PREPARED UNDER THE SUPERVISION OF:



ALLEN W. MARTIN, PLS 5306, EXPIRES 12-31-09



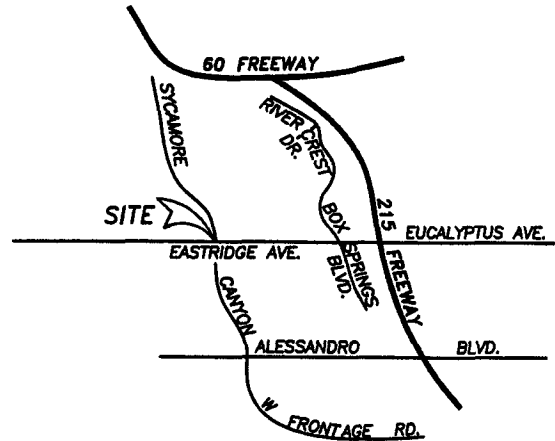
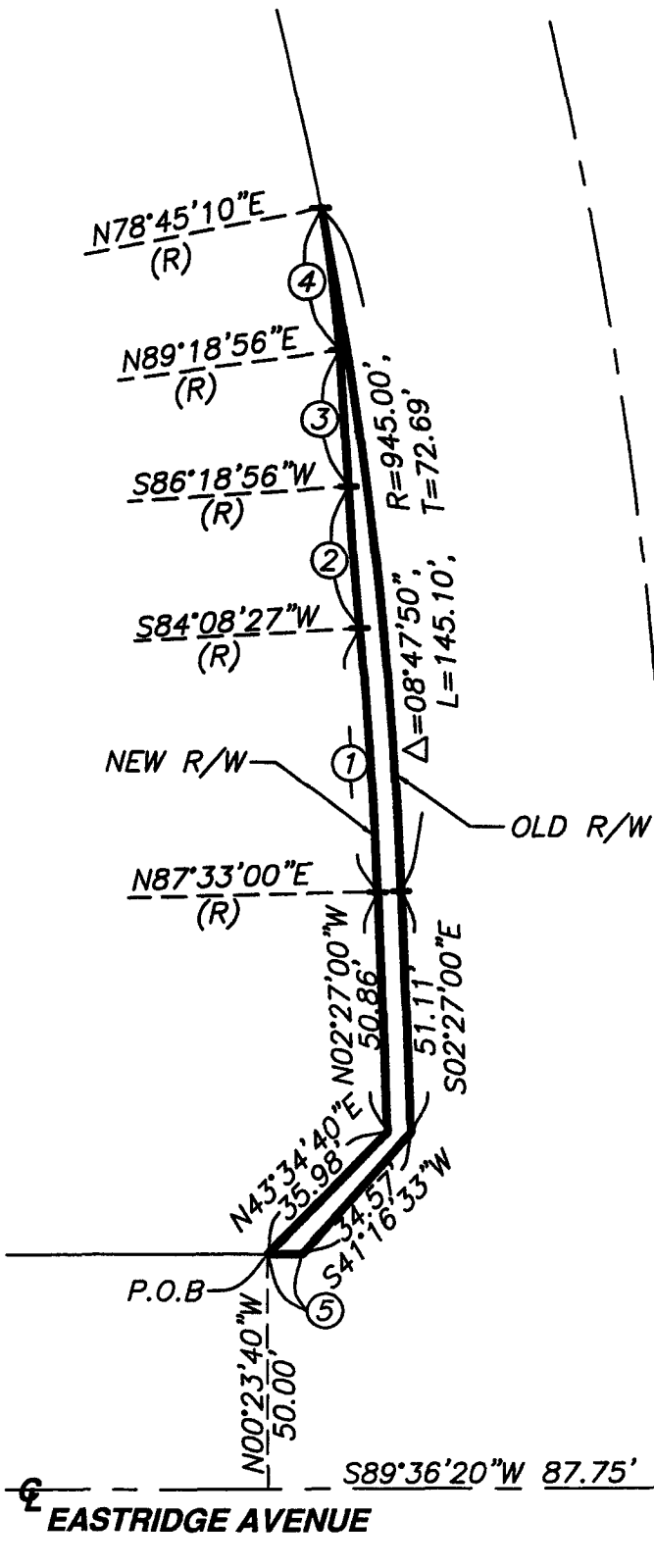
DESCRIPTION APPROVAL:

BY:  DATE 03-20-09

FOR: MARK S. BROWN
CITY SURVEYOR



EXHIBIT "B"



VICINITY MAP
NOT TO SCALE

LINE AND CURVE DATA

- ① Δ = 03°24'33", R = 940.00', L = 55.93', T = 27.97'
- ② Δ = 02°10'29", R = 790.29', L = 30.00', T = 15.00'
- ③ N03°41'04"W ~ 28.84'
- ④ Δ = 07°33'46", R = 226.95', L = 29.96', T = 15.00'
- ⑤ N89°36'20"W ~ 7.00'



73-2

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

W.O. 24113

DRWN BY AR DATE 12/12/07
CHKD BY AWM DATE 12/12/07

SUBJECT: SYCAMORE CANYON BLVD.



2008-0660339
12/18/2008 08 00A
5 of 5

16316