

When recorded mail to:

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

DOC # 2012-0398243

08/21/2012 02:43P 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
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Project: PW04-0647
Por. APN: 243-200-023
Address: 7320 Kingdom Drive

D- 16825



EASEMENT FOR EMERGENCY ACCESS

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **MPLC STELLAN RIDGE, LLC, a Delaware limited liability company**, as Grantor, grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns, an easement and right-of-way for ingress and egress of emergency vehicles, and ingress and egress to perform services related to trash removal, public utilities, sanitary sewer, including but not limited to electric energy distribution and water facilities, telecommunication systems, in, 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, by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees.

Dated July 25, 2012

MPLC STELLAN RIDGE, LLC,
a Delaware limited liability company

By: MISSION PACIFIC LAND COMPANY, LLC,
a Delaware limited liability company
Its Managing Member

By: RANDALL C. LUCE, as Trustee of the
Luce Family Trust u/d/t/ dated
September 1, 1999
Its Managing Director

Randall C. Luce
RANDALL C. LUCE, Trustee

State of California

County of Orange } ss

On July 25, 2012, before me, Maryellen LaCasto, Notary Public,

personally appeared Randall C. Luce 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.

Maryellen LaCasto

Notary Signature



2012-0398243
08/21/2012 02:43P
2 of 5

**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, a California charter city and 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 8/20/12

CITY OF RIVERSIDE



By: David Welch
Real Property Services Manager

APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY



2012-0398243
08/21/2012 02:43P
3 of 5

EXHIBIT "A"
EMERGENCY VEHICLE ACCESS EASEMENT
TRACT No. 29515

In the City of Riverside, County of Riverside, State of California:

Being a portion of Lot 1 of Tract No. 29515 per map recorded in Book 397, pages 60 through 75 inclusive of Maps, records of said Riverside County;

Commencing at the southwesterly corner of said Lot 1;

Thence, North 06°09'11" East, along the westerly line of said Lot 1, a distance of 41.66 feet to the True Point of Beginning;

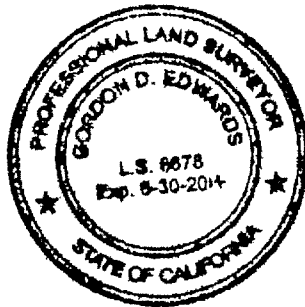
Thence, continuing along said westerly line, North 06°09'11" East, a distance of 40.00 feet;

Thence, South 83°50'49" East, a distance of 24.00 feet;

Thence, South 06°09'11" West, a distance of 40.00 feet;

Thence, North 83°50'49" West, a distance of 24.00 feet to the True Point of Beginning.

Containing 960 square feet, more or less.



Prepared by or under the supervision of

Gordon D. Edwards

7-30-2012

Gordon D Edwards PLS 6678

Date

Expiration 6-30-2014

DESCRIPTION APPROVAL:

BY: *[Signature]*

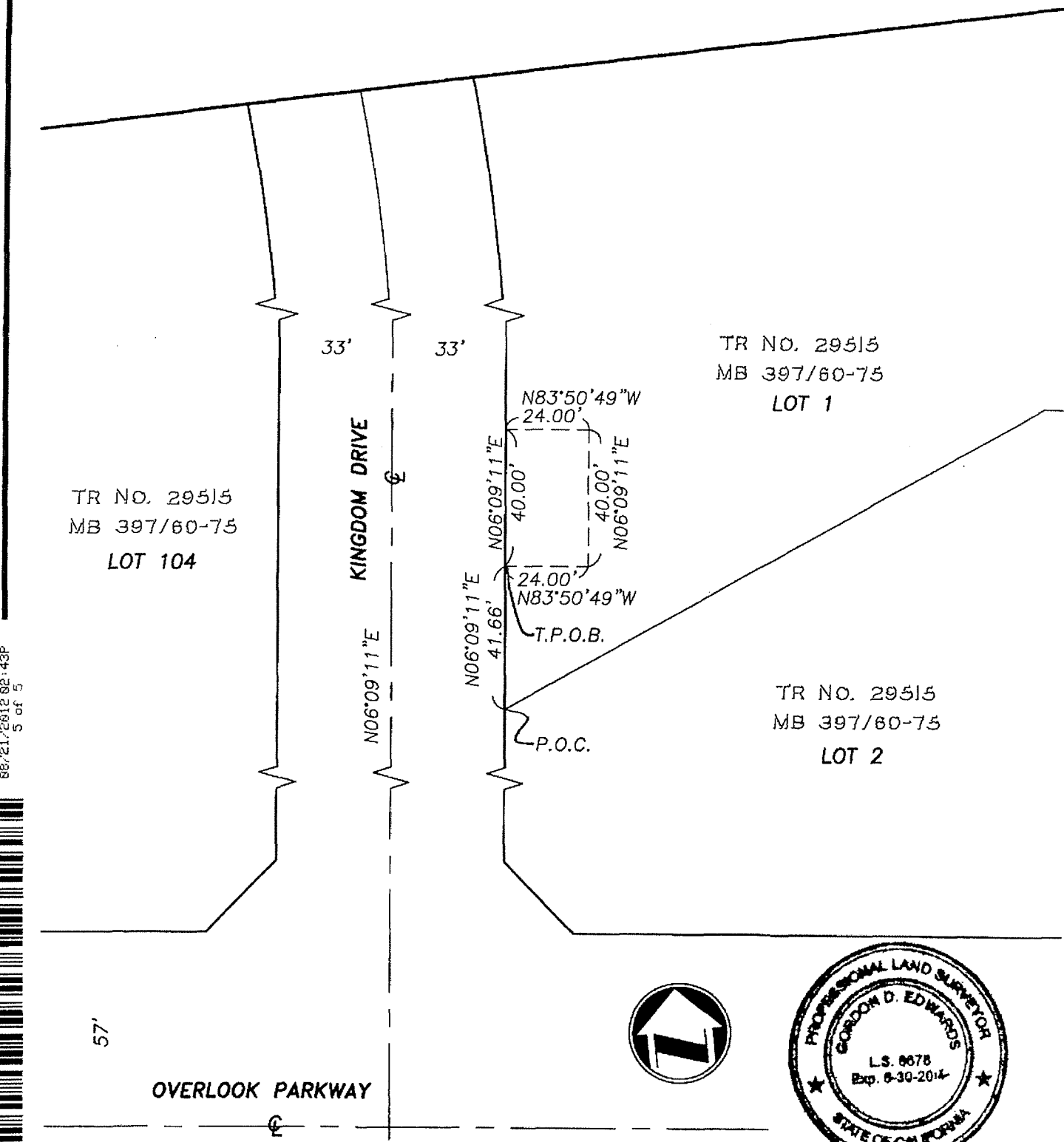
8/3/12
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

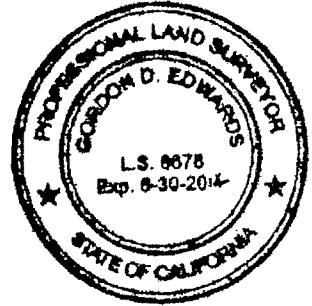


EXHIBIT "B"
EMERGENCY VEHICLE ACCESS EASEMENT

SHEET 1 OF 1



2012-0398243
 6872172012 02:43P
 5 of 5



PLANS PREPARED BY: adkan ENGINEERS Civil Engineering · Surveying · Planning 6879 Airport Drive, Riverside, CA 92504 Tel:(951) 688-0241 · Fax:(951) 688-0599	SCALE: 1"=40'	JOB NO. 6500	7-30-2012	CLIENT: PULTE HOMES
	APPROVED BY: GORDON D EDWARDS, PLS 6678		EMERGENCY VEHICLE ACCESS EASEMENT	

16825