

When recorded mail to:

077807

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

RECEIVED FOR RECORD
AT 8:00AM

MAR 4 1998

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$ 0

FOR RECORDER'S OFFICE USE ONLY

Project: Sycamore Canyon C.F.D.

D- 131

C
KB

**TEMPORARY CONSTRUCTION
EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SYCAMORE CANYON ASSOCIATES, 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, a temporary easement and right-of-way for the construction and installation of **STORM DRAIN FACILITIES**, together with all necessary appurtenances, 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.

Said temporary construction easement is to be used for all purposes proper and convenient in the construction and installation of **STORM DRAIN FACILITIES**, including the rights of ingress and egress, the temporary deposit of tools, equipment, machinery, vehicles, materials and supplies used in the performance of said work, and for similar and related purposes by the City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, the City of Riverside shall remove all debris, waste

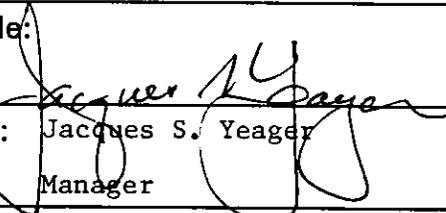
or excess material, brush or other matter or material deposited or placed upon the land, and with the exception of vegetation, return the surface as near as possible to its condition before construction.

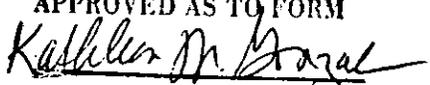
This construction easement shall terminate upon completion of the work of constructing the **STORM DRAIN FACILITIES** or within one year of the date of recording this document, whichever occurs first.

SYCAMORE CANYON ASSOCIATES, LLC.;
a Delaware Limited Liability Company

Dated July 14, 1997


BY: Alexander S. Rados
Manager

Title:

BY: Jacques S. Yeager
Manager
Title:

APPROVED AS TO FORM

ASST. CITY ATTORNEY

GENERAL ACKNOWLEDGEMENT

State of California }
County of ORANGE } ss

On July 14, 1997, before me Alice C. Norton
(date) (name)

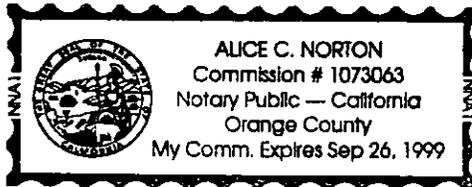
a Notary Public in and for said State, personally appeared

Alexander S. Rados

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.

WITNESS my hand and official seal.



Alice C. Norton

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 2/26/98

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager
of the City of Riverside

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
(X) Corporate Officer(s)
Title Manager
Title _____

() Guardian/Conservator

() Individual(s)

() Trustee(s)

() Other

() Partner(s)

() General

() Limited

The party(ies) executing this document is/are representing:
Sycamore Canyon Associates
LLC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside

On 7/16/97 before me, Patricia Mendoza, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Jacques S. Yeager
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.



WITNESS my hand and official seal.

Patricia Mendoza
Signature of Notary Public

Patricia Mendoza

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

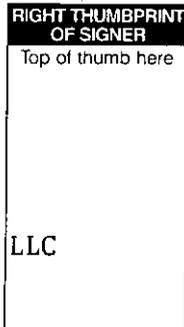
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Jacques S. Yeager

- Individual
- Corporate Officer
Title(s): Manager
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

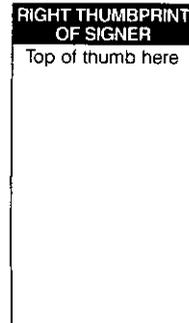


Signer Is Representing:

Sycamore Canyon Associates LLC

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:

EXHIBIT "A"

77807

20' Temporary Construction Easement

That portion of Parcel 3 of Parcel Map on file in Book 18 of Parcel Maps at page 70 thereof, Records of Riverside County, California, described as follows:

Commencing at the southwest corner of said Parcel 3;

Thence South 81° 35' 44" East along the southwesterly line of said Parcel 3, a distance of 71.29 feet to an angle point thereon;

Thence South 75° 26' 40" East along said southwesterly line of Parcel 3, a distance of 1404.98 feet to a point on the west line of that certain easement conveyed to the City of Riverside by deed recorded June 7, 1996 as Instrument No. 212149 Official Records of Riverside County, California;

Thence North 02° 27' 00" West along said west line, a distance of 72.17 feet for the TRUE POINT OF BEGINNING, said point being the beginning of a non-tangent curve, concave to the northwest, having a radius of 87.99 feet, the radial line from said point bears North 11° 41' 42" West;

Thence southeasterly along said curve, to the right, through a central angle of 26° 12' 04" an arc distance of 40.24 feet to a point on a line parallel with an distant northeasterly 60.00 feet, measured at a right angle, from said southwesterly line of Parcel 3;

Thence North 75° 26' 40" West along said parallel line, a distance of 1089.98 feet;

Thence North 14° 33' 20" East, a distance of 20.00 feet to a point on a line parallel with and distance northeasterly 80.00 feet, measured at a right angle, from said southwesterly line of Parcel 3;

Thence South 75° 26' 40" East along said parallel line, a distance of 1089.98 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 67.99 feet;

Thence northeasterly along said curve, to the left, through a central angle of 28° 56' 36", an arc distance of 34.35 feet to a point on said west line of the easement conveyed as aforesaid, the radial line for said point bears North 14° 23' 16" West;

Thence South 02° 27' 00" East along said west line, a distance of 20.34 feet to the true point of beginning.

Containing 0.52 acres, more or less.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

3/7/97

Date

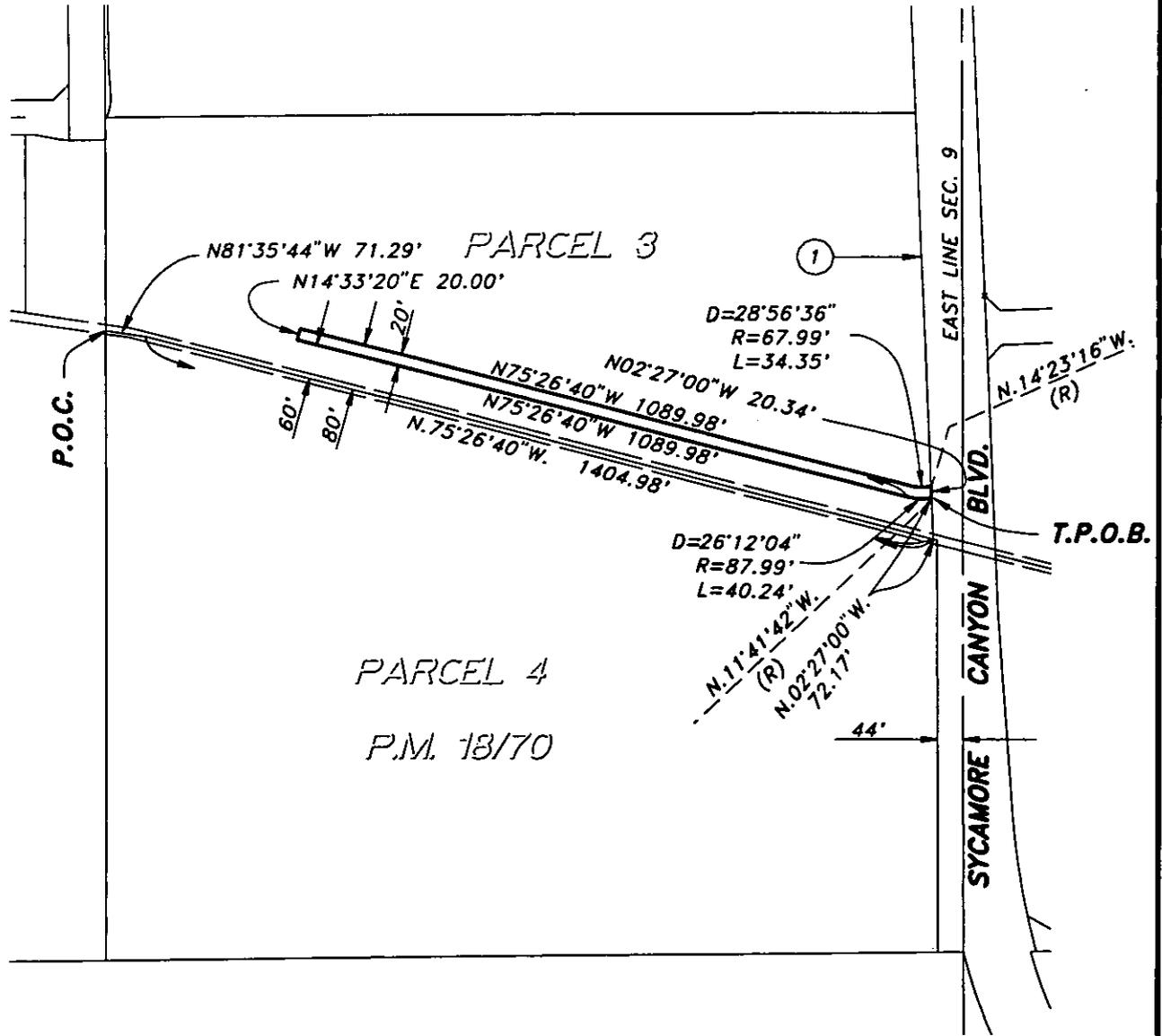


Prepared By: *[Signature]*

Checked By: *[Signature]*

DESCRIPTION APPROVED 58.97
[Signature]
SURVEYOR CITY OF RIVERSIDE

EXHIBIT "B"



① WEST LINE OF THAT CERTAIN EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. 6/7/96, INSTR. NO. 212149, O.R. RIV. CO., CA.



903000.PRO

CITY OF RIVERSIDE, STATE OF 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 903000D D61

SCALE: 1"=300' DRWN BY: [Signature] DATE: 2/1/97 SUBJECT: 20' TEMPORARY CONST. EASEMENT
 CHKD BY: [Signature] DATE: 3/6/97

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