

When recorded mail to:

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

**DOC # 2003-114003**  
02/19/2003 08:00A Fee:NC  
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Recorded in Official Records  
County of Riverside  
Gary L. Orso  
Assessor, County Clerk & Recorder



Ø

**FREE RECORDING**

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

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Project: **LL-023-012**  
**Sycamore Canyon Blvd.**

D - 15071



DTTØ TRA 009

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CARMEL RIVER, LLC a Delaware Limited Liability Company, as to a undivided 68.28750 % interest; PHELAN INVESTMENTS, LLC, a California Limited Liability Company, as to an undivided 22.76250 % interest; DAVID EWING and KAREN EWING, husband and wife, as to an undivided 1.41 % interest and THOMAS WEBORG and SANDRA SINGER, husband and wife, as to an undivided 7.54% interest,** as Grantors 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 **sanitary sewer 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.

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 **sanitary sewer facilities**.

Dated 10-18-02

**Carmel River LLC, a Delaware  
Limited Liability Company,**

By: [Signature]  
Carl D. Panattoni, Trustee of the  
Title: Panattoni Living Trust, dated April  
8, 1998, Sole Member

By: \_\_\_\_\_

Title: \_\_\_\_\_

**Phelan Investments, LLC, a California  
Limited Liability Company**

By: [Signature]

Title: MANAGING MEMBER

By: \_\_\_\_\_

Title: \_\_\_\_\_

[Signature]  
David Ewing

[Signature]  
Karen Ewing

[Signature]  
Thomas Weborg

[Signature]  
Sandra Singer

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02/19/2003 09:08A  
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GENERAL ACKNOWLEDGEMENT

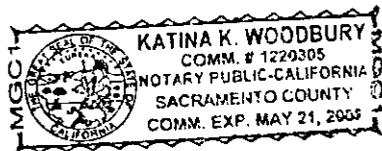
State of California

County of Sacramento } ss

On 11-17-2002 before me, Katina K. Woodbury  
a Notary Public in and for said State, personally appeared

Carl D. Panatteni  
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.

Katina K. Woodbury  
signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)
- Title \_\_\_\_\_
- Title \_\_\_\_\_
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other

- ( ) Partner(s)
- ( ) General
- ( ) Limited

The party(ies) executing this document is/are representing:



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GENERAL ACKNOWLEDGEMENT

State of California

County of Orange } ss

On October 18, 2002, before me Heather Jimenez

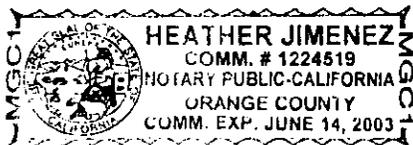
a Notary Public in and for said State, personally appeared

Jeffrey F. Phelan Name(s) of Signer(s)

[X] 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.

Heather Jimenez signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
( ) Corporate Officer(s)
Title
Title
( ) Guardian/Conservator
( ) Individual(s)
( ) Trustee(s)
( ) Other

- ( ) Partner(s)
( ) General
( ) Limited

The party(ies) executing this document is/are representing:



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02/19/2003 08:00A
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GENERAL ACKNOWLEDGEMENT

State of California

County of Sacramento }<sup>ss</sup>

On November 4, 2002, before me Rebecca S. Robinson  
(date) (name)

a Notary Public in and for said State, personally appeared

Karen & David Ewing  
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.

Rebecca S. Robinson  
signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
( ) Other

( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:



**GENERAL ACKNOWLEDGEMENT**

State of California

County of Sacramento }<sup>ss</sup>

On November 6, 2002 before me Rebecca S. Robinson  
(date) (name)

a Notary Public in and for said State, personally appeared

Thomas Weber; Sandra Singer  
(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.



Rebecca S. Robinson  
signature

**OPTIONAL SECTION**

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
( ) Other

( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

**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 2/18/03

APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE

BY [Signature]  
Deputy City Attorney

LL023012sewer

[Signature]  
Real Property Services Manager of the  
City of Riverside

Sewer Easement

A portion of Parcel B, Lot Line Adjustment No. 023-012, recorded 2-28-2002, as Instrument No. 2002-104062, Official Records of Riverside County, in the City of Riverside, County of Riverside, California, being more particularly described as follows:

A strip of land 22.00 feet wide, the centerline being described as follows:

**COMMENCING** at the Northwest corner of Parcel 23 of Parcel Map No. 24536 on file in Book 162 of Parcel Maps, Pages 91 through 98, inclusive, Records of Riverside County, also being the Northeast corner of Parcel 22 of said Parcel Map No. 24536;

Thence S.89°23'56"W. along the northerly line of said Parcel 22, a distance of 86.12 feet;

Thence S.30°32'15"E., a distance of 403.31 feet;

Thence S.55°46'28"E., a distance of 250.19 feet, to the northeasterly line of said Parcel 22, also being the southwesterly line of said Parcel B, being the **POINT OF BEGINNING**;

Thence continuing S.55°46'28"E., a distance of 486.12 feet, to the southerly line of said Parcel B of Lot Line Adjustment No. 023-012, being the Terminus of said centerline description.

The sidelines of said 22.00 foot wide strip of land shall be prolonged or shortened as to terminate in the southwesterly and southerly lines of said Parcel B.

The above described strip of land contains 9,742 square feet, more or less.

Prepared under the supervision of:  
KCT Consultants, Inc.

Marissa Crowther  
Marissa Crowther, PLS 6152

Date: 2-19-02



DESCRIPTION APPROVAL 10/19/02  
Walter R. Frye by           
SURVEYOR, CITY OF RIVERSIDE



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