



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)

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FOR RECORDER'S OFFICE USE ONLY

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Project: RZ-001-001
APN 254-070-005, &-014

D - 15201



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, REGIONAL PROPERTIES INC., a California Corporation, as Grantor(s), grant(s) 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 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,

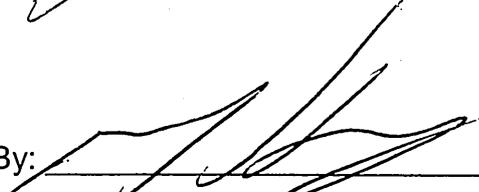
maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said
SANITARY SEWER FACILITIES.

Date: July 21, 2003

REGIONAL PROPERTIES INC., a
California Corporation

By: 
MARK RUBIN

Title: President

By: 
ALEX COWY

Title: SECRETARY



2003-645403
08/22/2003 08:08A
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GENERAL ACKNOWLEDGEMENT

State of California

County of Los Angeles

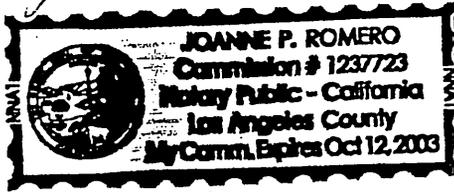
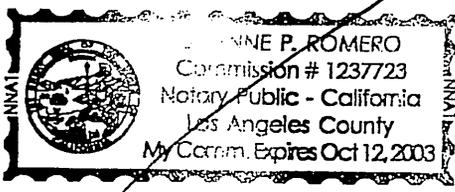
} ss

On July 21, 2003, before me Joanne P. Romero
(date) (name)

a Notary Public in and for said State, personally appeared

Mark Rubin and Alex Lowy
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.

Joanne P. Romero
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 8-14-03

CITY OF RIVERSIDE

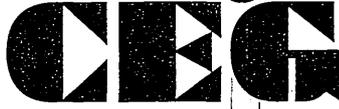
APPROVED AS TO FORM
CITY ATTORNEYS OFFICE

BY [Signature]
Deputy City Attorney

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



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Canty Engineering Group, Inc.
 CIVIL ENGINEERING PLANNING SURVEYING

www.cantyeng.com

April 3, 2003

W.O. 1004-020

EXHIBIT "A"
SEWER EASEMENT
RZ-001-001 & PD-001-001

That portion of Lots 4 and 6 of Martin and Ormand Tract as shown by map on file in Book 6 of Maps at Page 84 thereof, Records of Riverside County, California, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Commencing at the intersection of the Easterly line of Chicago Avenue as conveyed to the City of Riverside by Deed recorded June 4, 1965 as inst. no. 65090, Official Records of Riverside County, California, with the Southerly line of said Lot 6, also being the Southerly line of the Northwest one-quarter of Section 31, Township 2 South, Range 4 West, S.B.M., said intersection also being the Southwest corner of Parcel "B" of Certificate of Compliance for Lot Line Adjustment (LL-026-012) recorded June 20, 2002 as inst. no. 338568, Official Records of Riverside County, California;

Thence Northerly along the Easterly line of said Chicago Avenue, also being the Westerly line of said Parcel "B", on a curve concave Westerly having a radius of 1555.00 feet, through an angle of 10°23'27", an arc length of 282.01 feet (the initial radial line bears S.83°46'33"E.) to the Point of Beginning of said centerline description;

Thence N.41°34'38"E., a distance of 65.38 feet;

Thence N.78°14'30"E., a distance of 123.04 feet;

Thence N.11°45'30"W., a distance of 273.61 feet to a point on the Southerly line of the Gage Canal as shown on said Martin and Ormand Tract, being the Northerly line of said Lot 6, also being the Northerly line of said Parcel "B", said point being the termination of said centerline description.

The sidelines of said strip of land 20.00 feet in width shall be prolonged or shortened to terminate in the Easterly line of said Chicago Avenue and the Southerly line of said Gage Canal.

CANTY ENGINEERING GROUP, INC.
 Prepared under the supervision of:

Frank S. Lauda
 Frank S. Lauda R.C.E. 28029

6/24/03
 Date



REGISTERED PROFESSIONAL ENGINEER
 Frank S. Lauda
 No. 28029
 Exp. 3/30/06
 CIVIL
 STATE OF CALIFORNIA
 2003



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PREPARED BY:
 CANTY ENGINEERING GROUP, INC.
 2020 IOWA AVENUE, SUITE 102
 RIVERSIDE, CA 92507

☉ CENTRAL

AVENUE

☉ CHICAGO AVENUE

GAGE CANAL

20' STORM DRAIN & SEWER EASEMENT, 9/22/61
 BOOK 2986, PAGE 460, INST. #81552.

55'

49'

49'

55'

55'

GAGE

55'

N41°34'38"E
 65.38'

N78°14'30"E
 123.04'

273.61'
 N11°45'30"W

20' SEWER EASEMENT

P.O.B.

20' STORM DRAIN & SEWER EASEMENT, 8/4/61 BOOK 2957, PAGE 429, INST. #66970.

20' SEWER EASEMENT, 2/19/65 BOOK 3929, PAGE 335, INST. #19858.

MARTIN & ORMAND TRACT

M.B. 6/84

L.L.A. LL-026-012
 REC. 6/20/02, INST. #338568

PARCEL "B"



Frank S. Lauda

DEED TO CITY OF RIV.,
 6/04/65, INST. #65090.

R=1555.00' A=10°23'27"
 L=282.01'

S83°46'33"E(R)

55'

S'LY LINE N.W. 1/4.

P.O.C.

--- CITY OF RIVERSIDE, CALIFORNIA ---

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THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

W.O. 1004-020

SCALE: 1" = 100'

DRAWN BY: C.E.G. DATE: 4/4/03

SUBJECT: SEWER EASEMENT - RZ-001-001 & PD-001-001

15201

