

FIDELITY NATIONAL TITLE COMPANY  
 SUBDIVISION DEPARTMENT

DOC 2004-0730452

09/14/2004 08:00A Fee:NC  
 Page 1 of 10  
 Recorded in Official Records  
 County of Riverside  
 Gary L. Orso  
 Assessor, County Clerk & Recorder

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)

9791166-JMB

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Project: PM 31139-1  
 APN: 263-020-015, -016, -017, -018, &-019  
 Address: 1710 Crest Ridge Drive

D - 15374 **C**  
**SB**

**GRANT OF EASEMENT**

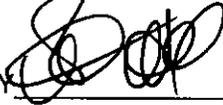
LUX P. TAYLOR, an individual as his sole and separate property, PHELAN PROPERTIES, LLC, a California Limited Liability Company, SYCCANYON PI, LLC a California Limited Liability Company, SYCCANYON5, LLC, A California Limited Liability Company, TIMOTHY J. TAYLOR, Trustee of the Tim Taylor Family Revocable Trust dated August 29, 1996, held as his sole and separate property pursuant to the terms of said trust, all 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.

**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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8-17-04

**CITY OF RIVERSIDE**

BY  \_\_\_\_\_

Administrative Services Manager

APPROVED TO FURNISH  
CITY ATTORNEY'S OFFICE

BY  \_\_\_\_\_  
Deputy City Attorney

**EXHIBIT "A"****PM 31139-1****Dan Kipper Drive - Street Easement**

That portion of Remainder Parcel "A" of Parcel Map No. 31139-1, on file in Book 210 of Parcel Maps, Pages 7 through 11 thereof, in the City of Riverside, State of California, Records of Riverside County, California, being more particularly described as follows:

**BEGINNING** at the southwest corner of the said Remainder Parcel "A", also being the northwest corner of Dan Kipper Drive (Lot "A") of said Parcel Map No. 31139-1;

Thence the following six (6) courses along the southerly, southeasterly and easterly lines of said Remainder Parcel "A", the first five courses hereinafter referred to as Course 'A':

- 1.) N.89°20'44"E., a distance of 1665.44 feet;
- 2.) Thence northeasterly along a tangent curve concave northwesterly, having a radius of 100.00 feet, through an angle of 90°00'00" and an arc length of 157.08 feet;
- 3.) Thence N.00°39'16"W., a distance of 77.78 feet;
- 4.) Thence northeasterly along a tangent curve concave southeasterly, having a radius of 100.00 feet, through an angle of 69°17'44" and an arc length of 120.94 feet;
- 5.) Thence N.68°38'28"E., a distance of 54.06 feet, to the most easterly corner of said Remainder Parcel "A", being the westerly line of Sycamore Canyon Boulevard, as shown on said Parcel Map No. 31139-1;
- 6.) Thence northwesterly along a non-tangent curve concave southwesterly, having a radius of 1166.82 feet, through an angle of 03°45'56" and an arc length of 76.68 feet, to the northeast corner of said Remainder Parcel "A", hereinafter referred to as Course 'B', (the initial radial line bears N.70°08'31"E.);

Thence S.89°20'04"W. along the northerly line of said Remainder Parcel "A", a distance of 2.17 feet, to a line parallel with and 2.00 feet southwesterly of the hereinbefore referenced Course 'B';

Thence southeasterly along said parallel line, being a non-tangent curve concave southwesterly, having a radius of 1164.82 feet, through an angle of 00°50'06" and an arc length of 16.98 feet, (the initial radial line bears N.66°20'05"E.);

KCT

Thence S.22°50'44"W., a distance of 32.74 feet, to a line parallel with and 37.00 feet northerly of the hereinbefore referenced Course 'A';

Thence the following five (5) courses along said parallel line:

- 1.) S.68°38'28"W., a distance of 29.25 feet;
- 2.) Thence southwesterly along a tangent curve concave southeasterly, having a radius of 137.00 feet, through an angle of 69°17'44" and an arc length of 165.69 feet;
- 3.) Thence S.00°39'16"E., a distance of 77.78 feet;
- 4.) Thence southwesterly along a tangent curve concave northwesterly, having a radius of 63.00 feet, through an angle of 90°00'00" and an arc length of 98.96 feet;
- 5.) Thence S.89°20'44"W., a distance of 1665.12 feet, to the westerly line of said Remainder Parcel "A";

Thence S.00°08'48"E. along said westerly line, a distance of 37.00 feet, to the Point of Beginning.

The above described parcel of land contains 1.77 acres, more or less.

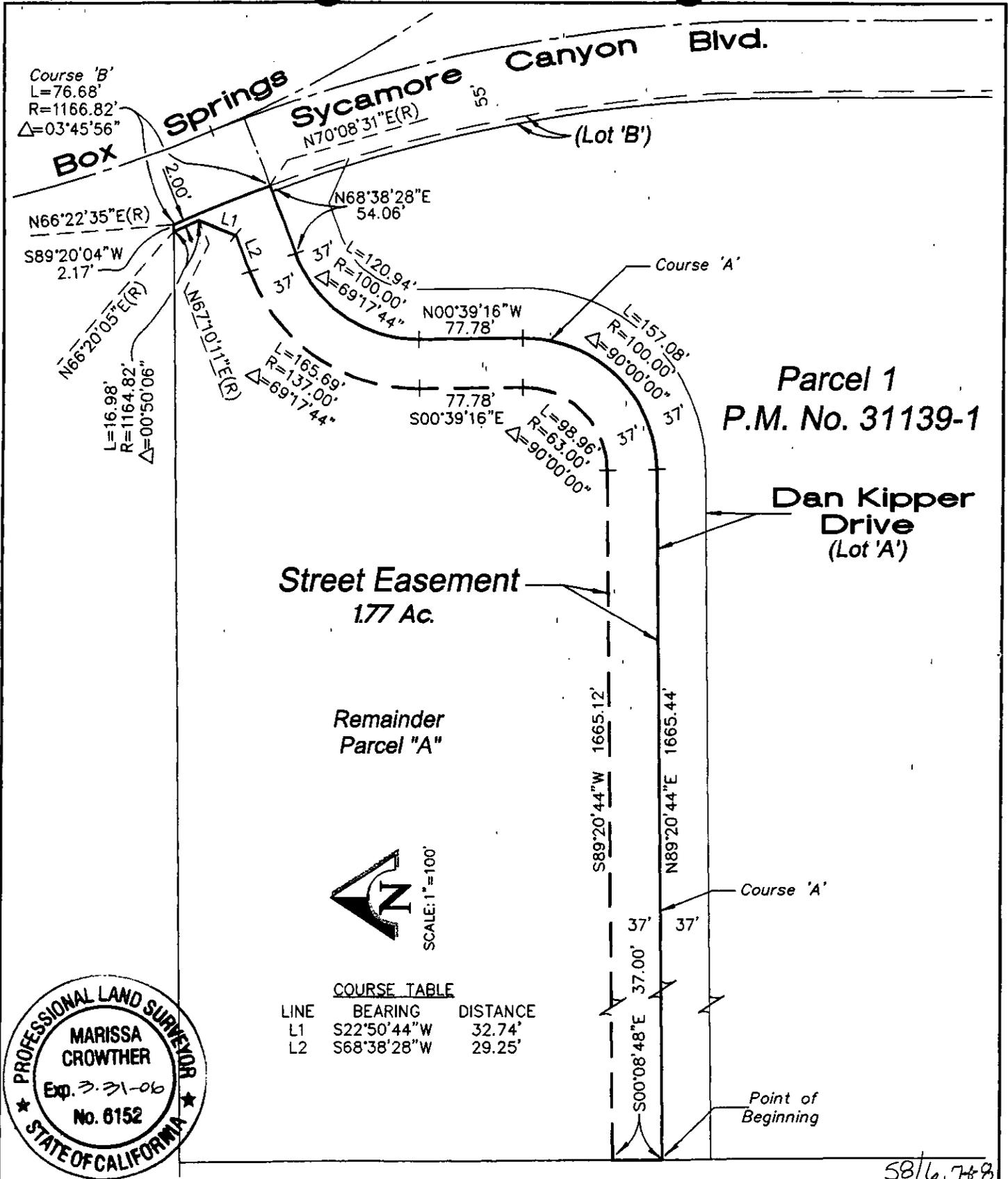
Prepared under the supervision of:  
**KCT CONSULTANTS, INC.**

*Marissa Crowther*  
 \_\_\_\_\_  
 Marissa Crowther, PLS 6152  
 Date: 6-8-04



DESCRIPTION APPROVAL 6/10/04  
*[Signature]*  
 \_\_\_\_\_  
 SUPERVISOR, CITY OF RIVERSIDE

*[Signature]* KCT



**COURSE TABLE**

LINE	BEARING	DISTANCE
L1	S22°50'44"W	32.74'
L2	S68°38'28"W	29.25'

Prepared under the supervision of:

*Marissa Crowther*

MARISSA CROWTHER, PLS 6152

DATE: 6-8-04

**STREET EASEMENT**  
**PARCEL MAP NO. 31139-1**



**KCT CONSULTANTS, INC.**  
Civil Engineers - Surveyors - Planners

58/6,7+8

**EXHIBIT "B"**

Sheet 1 of 1

Scale: 1"=100'

June 2004

WC 1280-05

Attachment to Easement

PHELAN PROPERTIES, LLC  
A California Limited Liability Company

By: Jeffrey F. Phelan *vw* 6-22-04  
JEFFREY F. PHELAN, ITS SOLE MEMBER Date

NOTARY ACKNOWLEDGMENT

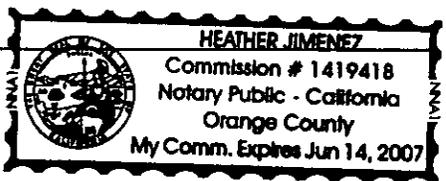
STATE OF CALIFORNIA )  
COUNTY OF Orange )ss

On June 22, 2004, before me, Heather Jimenez

personally appeared Jeffrey F. Phelan  
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:

Heather Jimenez  
Notary Public in and For Said State  
My Commission Expires: June 14, 2007



Heather Jimenez  
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

Attachment to Easement

[Signature]  
LUX P. TAYLOR  
An individual as his sole and separate  
property

7.29.04  
Date

**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA  
COUNTY OF Sacramento ) ss

On July 29, 2004, before me, \_\_\_\_\_  
Sherree L. Worrell  
personally appeared Lux P. Taylor

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.

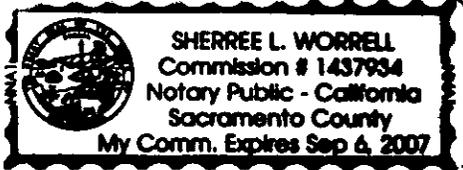
WITNESS MY HAND:

[Signature]  
Notary Public in and For Said State

My Commission Expires: Sept. 6, 2007

SHERREE L. WORRELL  
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Sacramento COUNTY.



Attachment to Easement

[Handwritten Signature]

TIMOTHY J. TAYLOR  
As Trustee of the Tim Taylor Family Revocable  
Trust dated August 29, 1996, held as his sole  
and separate property pursuant to the terms of  
said Trust

7/29/04  
Date

**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA )  
COUNTY OF Sacramento )ss

On July 29, 2004, before me, \_\_\_\_\_

Sherree L. Worrell  
personally appeared Timothy J. Taylor

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.

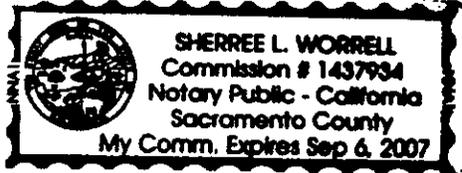
WITNESS MY HAND:

Sherree L. Worrell  
Notary Public in and For Said State

My Commission Expires: Sept. 6, 2007

SHERREE L. WORRELL  
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Sacramento COUNTY.



Attachment to Easement

SYCCANYON5, LLC  
A California Limited Liability Company

By: PANATTONI INVESTMENTS, LLC  
A California Limited Liability Company  
Its Sole Member

By: [Signature]  
CARL D. PANATTONI  
As Trustee of the Panattoni Living Trust Dated  
April 8, 1998, Its Managing Member

7-29-04  
Date

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF Sacramento )ss

On July 29, 2004, before me, \_\_\_\_\_  
Katrina K. Woodbury  
personally appeared Carl D. Panattoni

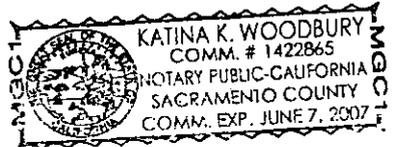
personally known to me (or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS MY HAND:

[Signature]  
Notary Public in and For Said State

My Commission Expires: June 7, 2007

Katrina K. Woodbury  
PRINT NAME



MY PRINCIPAL PLACE OF BUSINESS IS IN Sacramento COUNTY.

Attachment to Easement

SYCCANYON PI, LLC  
A California Limited Liability Company

By: PANATTONI INVESTMENTS, LLC  
A California Limited Liability Company  
Its Sole Member

By: [Signature]  
CARL D. PANATTONI  
As Trustee of the Panattoni Living Trust Dated  
April 8, 1998, Its Managing Member

7-29-04  
Date

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF Sacramento ) ss

On June 29, 2004, before me,  
Carl D. Panattoni Katrina K. Woodbury  
personally appeared Carl D. Panattoni

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:

[Signature]  
Notary Public in and For Said State

My Commission Expires: June 7, 2007

Katrina K. Woodbury  
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Sacramento COUNTY.

