

When recorded mail to:

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

DOC # 2005-0316827

04/22/2005 08:00A Fee:NC

Page 1 of 6

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)

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FOR RECORDER'S OFFICE USE ONLY

Project: P04-0794

S'ly Terminus River Run Pkwy.

A.P.N. 263-320-011, 014 & 015

D - 15475



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SYCAMORE EASTRIDGE, LLC**, a California 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, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of *blanket electric energy distribution 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 *blanket electric energy distribution facilities.*

Dated 3/6/05

SYCAMORE EASTRIDGE, LLC, a California limited liability company

BY: RAY MAGNON, as Trustee of The MAGNON FAMILY TRUST, dated February 17, 2000, as subsequently amended, as Manager

By: Ray Magnon
RAY MAGNON, Trustee



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of RIVERSIDE

SS.

On MARCH 2, 2005, before me,

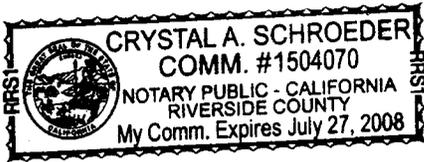
Crystal A Schroeder Notary Public
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Ray MAGNON
Name(s) of Signer(s)

personally known to me

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.

Crystal A Schroeder
Signature of Notary Public

Place Notary Seal Above

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: _____

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____



15475-3

**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 3/31/05

CITY OF RIVERSIDE

By *Mel Murray*

Administrative Services Manager

P04-0794 MAGNON BLANKET PUE.DOC

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY *West Smith*
Deputy City Attorney



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EXHIBIT 'A'

DESCRIPTION

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL "A":

PARCEL 12, TOGETHER WITH PARCELS 13, AND 54 AS SHOWN ON A CERTIFICATE OF COMPLIANCE RECORDED JULY 27, 1992 AS INSTRUMENT NO. 277677 OF OFFICIAL RECORDS OF SAID COUNTY, ALSO THAT PORTION OF RIVER RUN VACATED MAY 21, 1999 AS INSTRUMENT NO. 222397 OF OFFICIAL RECORDS OF SAID COUNTY BEING ALSO DESCRIBED AS FOLLOWS:

PARCEL 55, TOGETHER WITH PARCELS 56, 57, 58, 59, 60, 61, 62, 75 AND A PORTION OF 76 OF PARCEL MAP NO. 24535, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 162, PAGES 84 THROUGH 90, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 61; THENCE ALONG THE WESTLINE OF SAID PARCEL 76 SOUTH 00°21'52" EAST 519.02 FEET MORE OR LESS TO THE POINT OF INTERSECTION OF THE WEST PROLONGATION OF THE NORTH LINE OF PARCEL 3 OF PARCEL MAP, AS SHOWN BY MAP ON FILE IN BOOK 18, PAGE 70 OF PARCEL MAPS, RECORDS OF SAID COUNTY, WITH SAID WEST LINE; THENCE ALONG SAID NORTH LINE, NORTH 89°26'30" EAST 63.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE ALONG THE WEST LINE OF SAID PARCEL 3, BEING ALSO THE EAST LINE OF PARCELS 76 AND 59 OF SAID PARCEL MAP 24535, SOUTH 00°21'52" EAST 360.56 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 59; THENCE ALONG THE SOUTH LINE OF SAID PARCELS 59, 58, 57, 56 AND 55 NORTH 81°54'06" WEST 987.35 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 55; THENCE ALONG THE NORTHWESTERLY LINE OF PARCELS 55, 75, 62 AND 61 BEING ALSO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE METROPOLITAN WATER DISTRICT, NORTH 50°51'23" EAST 986.70 FEET TO AN ANGLE POINT IN THE NORTHWEST LINE OF SAID PARCEL 61; THENCE CONTINUING ALONG SAID NORTHWEST LINE, NORTH 50 °51'20" EAST 203.24 FEET TO THE POINT OF BEGINNING.

PREPARED UNDER THE SUPERVISION OF:



John A. Friedrich
DATE: 1-05-05

DESCRIPTION APPROVAL:

BY: K. Strait 2/28/2005
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

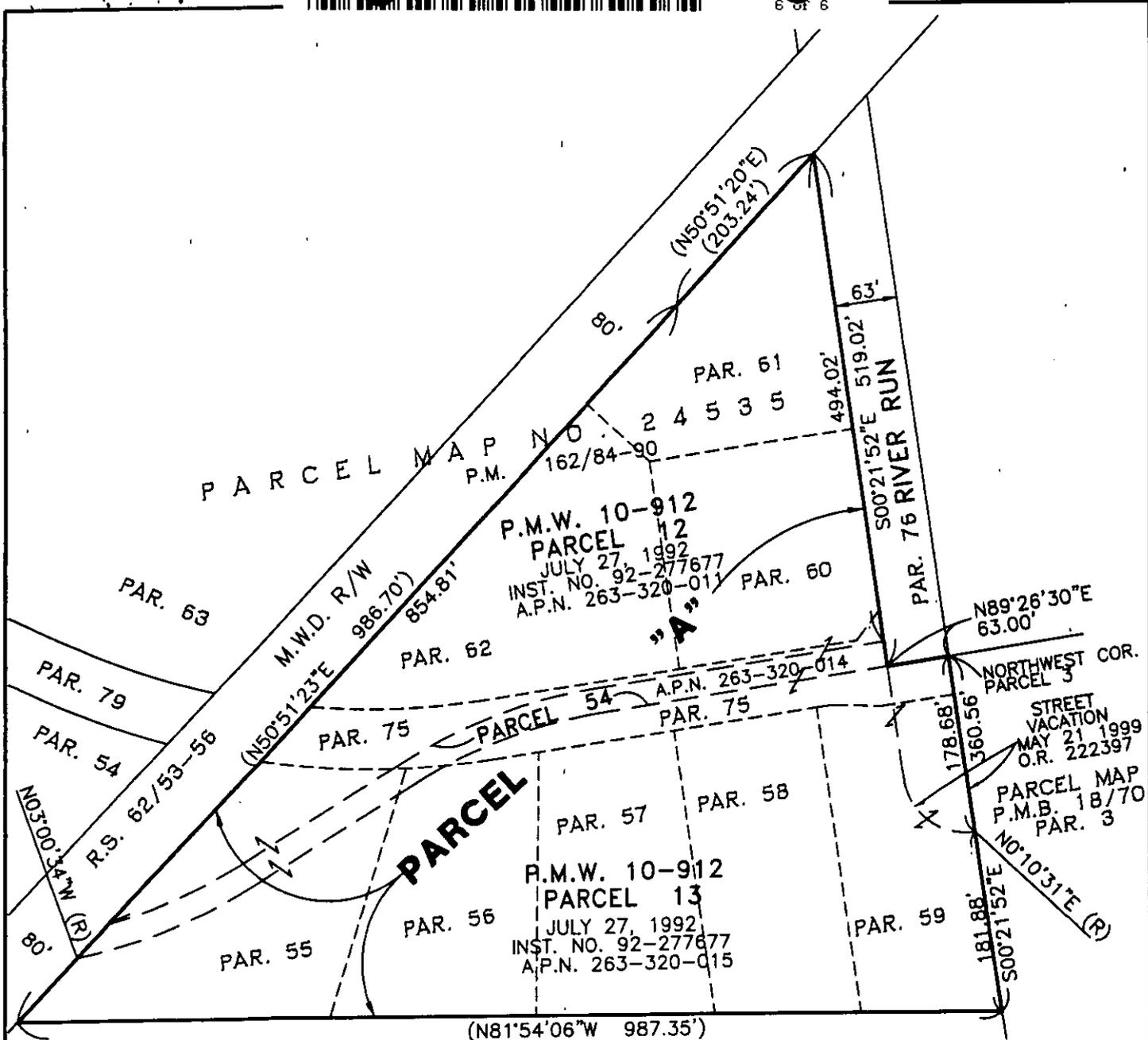
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04/22/2008 08:08A
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John A. Friedrich
 REGISTERED PROFESSIONAL ENGINEER
 JOHN A. FRIEDRICH
 No. C27861
 Exp. 3/31/06
 CIVIL
 STATE OF CALIFORNIA
 1-05-05 N.T.S.



NOTES:

() INDICATES RECORD BEARINGS AND/OR DISTANCES PER PARCEL MAP NO. 24535 P.M. 162/84-90

CITY OF RIVERSIDE, CALIFORNIA

73-3

This plat is solely an aid in locating the parcel described in the attached document. It is not part of the written description therein.

Sheet 1 of 1

Scale: N.T.S.

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