

RECORDING REQUESTED BY
STEWART TITLE

DOC # 2006-0328208

05/05/2006 08:00A Fee:NC
Page 1 of 7

Recorded in Official Records
County of Riverside

Larry W. Ward
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)

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FOR RECORDER'S OFFICE USE ONLY



Project: Parcel Map 32977
A.P.N. 155-280-051

D-

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **B & YG HOLDINGS, L.L.C., a Delaware Limited Liability Company** 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: 3/29/2006

**B & YG HOLDINGS, L.L.C., a Delaware
Limited Liability Company**

By: Bharat D. Gala
BHARAT D. GALA, Member of B & YG
Holdings, llc, a Delaware Limited Liability
Company

By: Yogesh D. Gala
YOGESH D. GALA, Member of B & YG
Holdings, llc, a Delaware Limited Liability
Company

By: Terry F. Mackprang
TERRY F. MACKPRANG, Member of B & YG
Holdings, llc, a Delaware Limited Liability
Company

GENERAL ACKNOWLEDGEMENT

State of California

County of Orange

} ss

On 3/29/06, before me Hilda L. Ramirez
(date) (name)

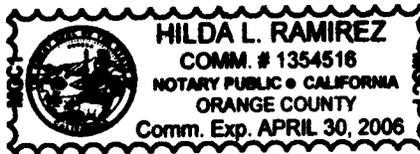
a Notary Public in and for said State, personally appeared

Bharat D. Gala, Yogesh D. Gala, Terry Mackprang
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.

[Signature]
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:

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Hilda L. Ramirez

Date Commission Expires: April 30, 2006

Notary Identification Number: 1354516

(For Notaries commissioned after 1/1/92)

Manufacturer/Vendor Identification Number: MGC1

(For Notaries commissioned before 1/1/92)

Place of Execution of this declaration: Anaheim, California

Date: May 4, 2006



Stewart Title Company

By: Deborah Bonner

**CERTIFICATE OF ACCEPTANCE
(Government Code Section §21027)**

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. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 5-1-06

CITY OF RIVERSIDE

By: Amelia M. Valdez

Title: Real Property Manager

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney

EXHIBIT A

Project: PM 32977 SEWER EASEMENT

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

AN EASEMENT, ACROSS PORTIONS OF PARCELS 2, 3, 4 AND 5 OF PARCEL MAP 26355, SAID MAP BEING ON FILE IN PARCEL MAP BOOK 174, PAGES 66 THROUGH 69, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR SEWER LINE PURPOSES LOCATED 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

EASEMENT 'A'

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID PARCEL MAP 26355, THENCE, ALONG THE NORTH LINE OF SAID PARCEL MAP 26355, SOUTH 89°43'50" WEST, FOR A DISTANCE OF 5.63 FEET;

THENCE SOUTH 89°35'24" WEST, FOR A DISTANCE OF 103.35 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF EASEMENT 'A';

THENCE, LEAVING THE NORTH LINE OF SAID PARCEL MAP 26355, SOUTH 00°14'50" EAST, FOR A DISTANCE OF 333.79 FEET, SAID POINT BEING THE ENDPOINT OF THE CENTERLINE OF EASEMENT 'A'.

THE SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO PROVIDE CONTINUOUS COVERAGE FROM THE NORTH LINE OF SAID PARCEL MAP 26355 TO POINTS PERPENDICULAR TO THE ABOVE DESCRIBED ENDPOINT OF THE CENTERLINE OF EASEMENT 'A'.

PREPARED UNDER THE DIRECTION OF:

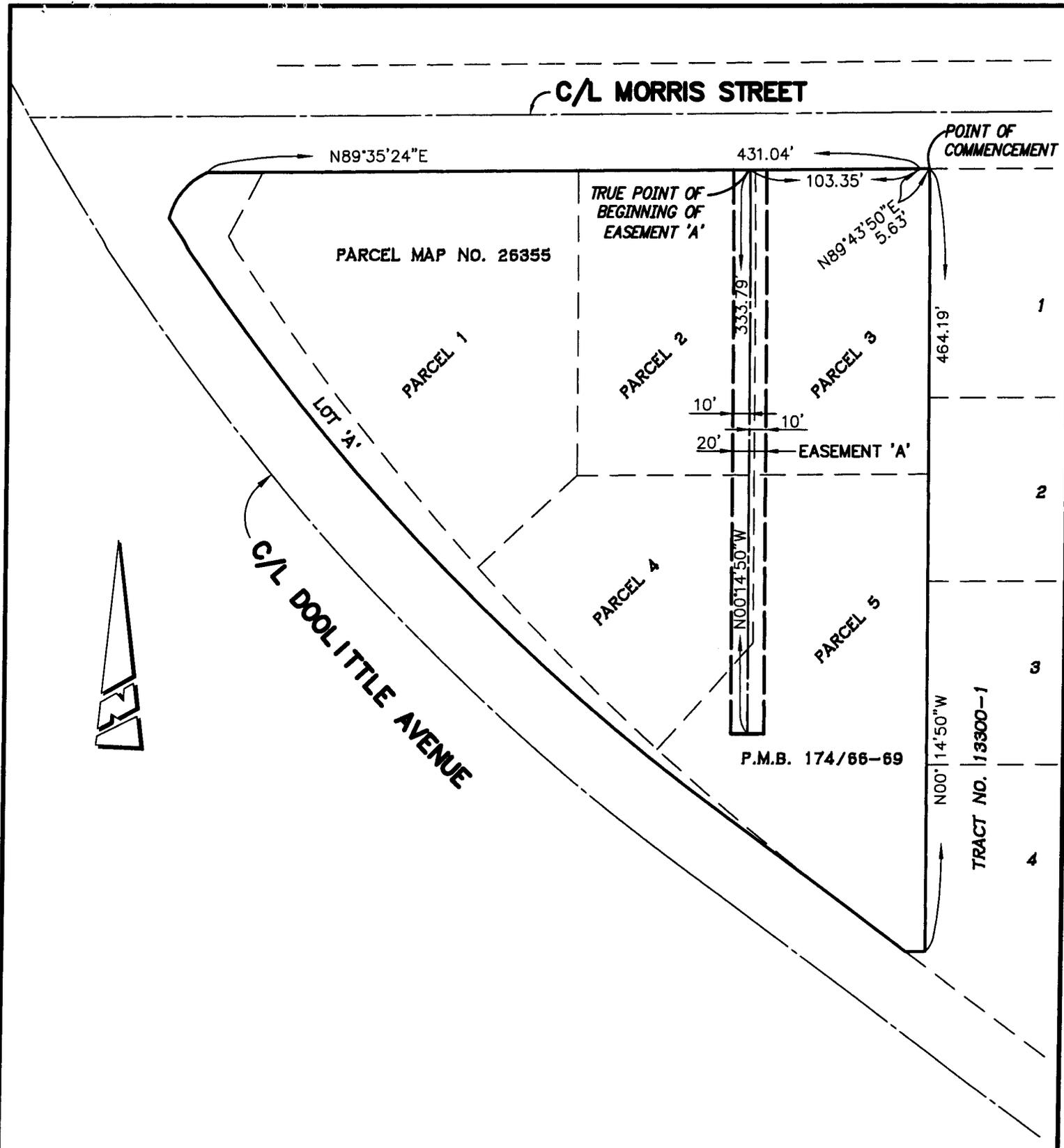


DENNIS D. NELSON, RCE 23434
REG. EXP. 12/31/2007



DESCRIPTION APPROVAL

MARK S. BROWN CITY SURVEYOR DATE



• CITY OF RIVERSIDE, 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

50-2

SCALE: 1" = 80'

DRAWN BY:
RRIDER

DATE:
03/10/2006

**SEWER EASEMENT
PARCEL MAP NO. 32977**