

When recorded mail to:

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

DOC # 2007-0753549

12/19/2007 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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			6						
M	A	L	465	426	PCOR	NCOR	SME	NCHG	EXAM
									\$13

Project: PM 34026 Offsite
APN: 263-070-055
Address: 2358 Cottonwood Avenue

D- 16142



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **Space Center Sycamore Canyon, L.L.C., a California 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 **PEDESTRIAN SIDEWALK 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
PEDESTRIAN SIDEWALK FACILITIES.

Date: November 26, 2007

**Space Center Sycamore Canyon, L.L.C.,
a California Limited Liability Company**

By: Space Center Sycamore Canyon, Inc.,
a Minnesota corporation, manager

By: Michael J. Thies
Michael J. Thies, Senior Vice President

By: The Fullmer Company,
a California general partnership, manager

By: James Fullmer
James Fullmer, General Partner

GENERAL ACKNOWLEDGEMENT

State of California
County of San Bernardino } ss

On 11/26/07, before me Terril R. Rubio
(date) (name)

a Notary Public in and for said State, personally appeared
Michael J. Thies, James L. Fullmer
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.

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

DATED 12/10/07

CITY OF RIVERSIDE

By: Amelia M. Valeri

Title: Real Property Manager

APPROVED AS TO FORM

Juan Wilson
DEPUTY CITY ATTORNEY



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12/19/2007 09 09A
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That portion of Parcel 2 of Parcel Map No. 31335, as shown by map on file in Book 209 of Parcel Maps at pages 24 through 27 inclusive thereof, Records of Riverside County, California, located in the Section 10, Township 3 South, Range 4 West, San Bernardino Meridian, said portion being described as follows:

BEGINNING at the southwest corner of said Parcel 2;

Thence North 00°21'41" West along the westerly line of said Parcel 2, a distance of 15.00 feet;

Thence North 89°38'19" East, a distance of 17.00 feet;

Thence South 00°21'41" East, a distance of 14.96 feet to the beginning of a non-tangent curve, concave to the south, having a radius of 5037.00 feet, the radial line from said point bears South 00°24'20" East, said point being the northerly right-of-way line of Cottonwood Avenue (37.00 feet in half width) of that certain easement granted to the City of Riverside by deed recorded May 10, 2002 as Document No. 246775, Official Records of Riverside County, California;

Thence westerly along said curve and along said northerly right-of-way line, to the left, through a central angle of 00°11'36", an arc distance of 17.00 feet to the **POINT OF BEGINNING**.

Containing 255 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

10/8/07

Date



Prepared by: ajg
Checked by: [Signature]

DESCRIPTION APPROVAL

BY: [Signature] 11/7/07
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

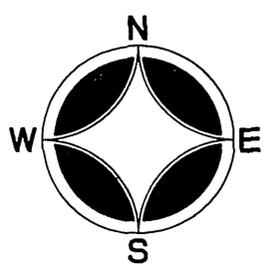
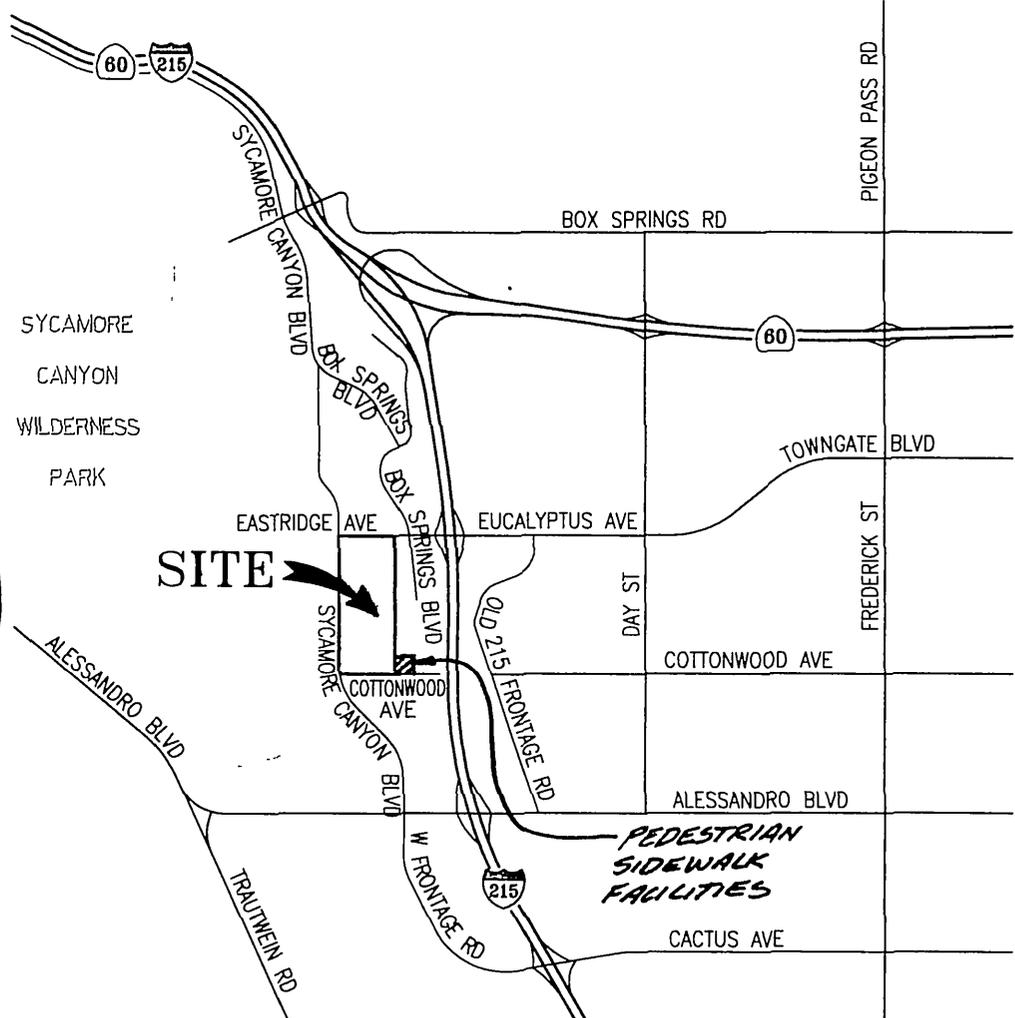


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EXHIBIT "B"



VICINITY MAP
NOT TO SCALE
SECTION 10, T3S, R4W, SBM

ALBERT A.
WEBB
ASSOCIATES

3788 McCRAY ST.
RIVERSIDE CA. 92506
(951) 686-1070

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SECTION 10, T3S, R4W, SBM

CITY OF RIVERSIDE

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION

W.O.	SHEET
05-33	1 OF 2

SCALE. NTS	DRWN BY <i>AW</i>	DATE 10-8-07	SUBJECT <i>PEDESTRIAN SIDEWALK FACILITIES</i>
	CHKD BY <i>AW</i>	DATE 10/5/07	

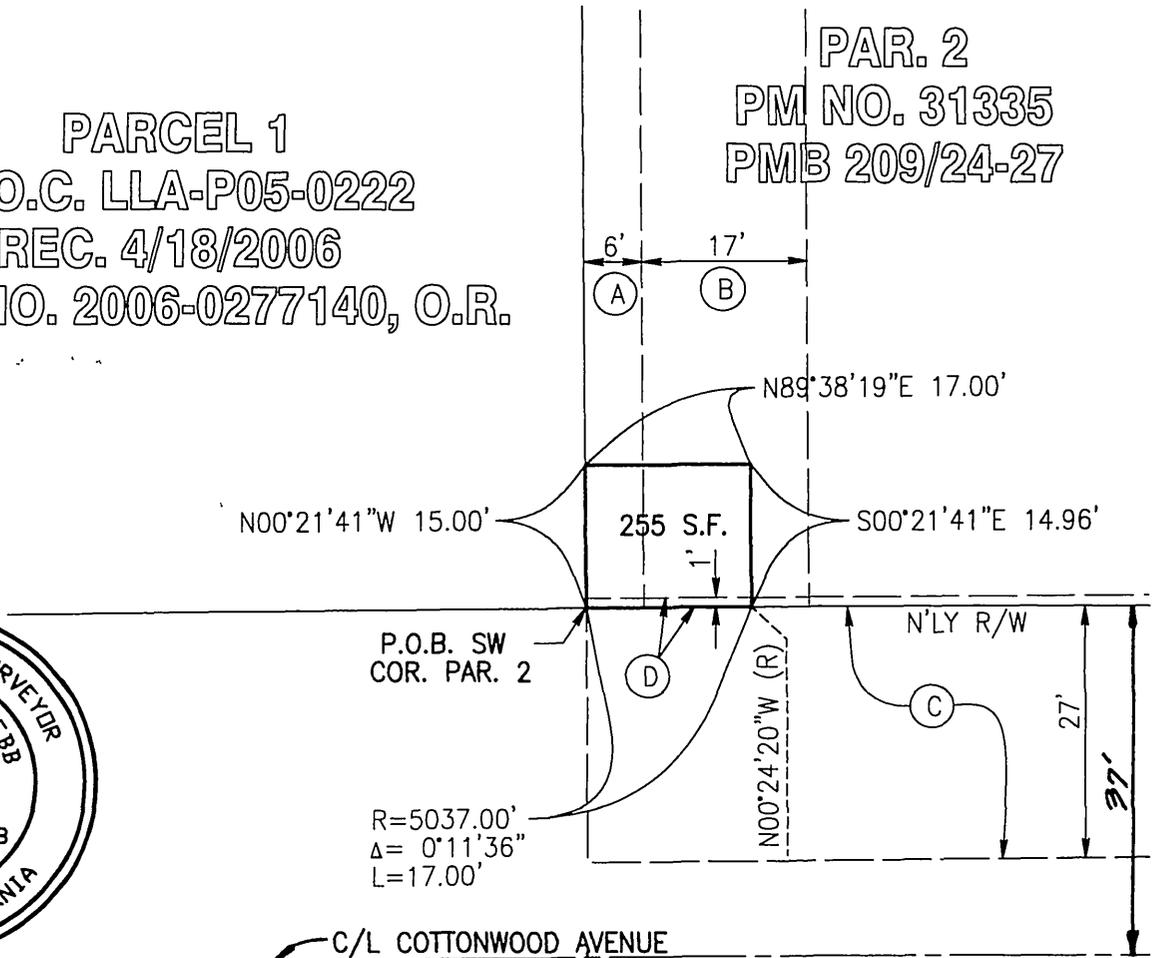
16142



EXHIBIT " B "

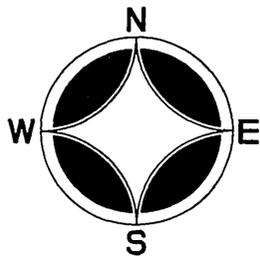
PARCEL 1
C.O.C. LLA-P05-0222
REC. 4/18/2006
DOC. NO. 2006-0277140, O.R.

PAR. 2
PM NO. 31335
PMB 209/24-27



PM 162/91-98

SOUTH LINE N.W. 1/4, SEC. 10.



ALBERT A.

WEBB

ASSOCIATES

3788 McCray St
Riverside CA 92506
(951) 686-1070

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- (A) AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, REC. 10/19/73, AS INSTR. NO. 137289, O.R. RIV. CO., CA.
- (B) AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, REC. 2/4/94, AS INSTR. NO. 50326, O.R. RIV. CO., CA.
- (C) AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, REC. 5/10/02, AS INSTR. NO. 246775, O.R. RIV. CO., CA.
- (D) 1' LANDSCAPE EASEMENT DEDICATED & ACCEPTED PER PM 31355

SECTION 10, T3S, R4W, SBM

CITY OF RIVERSIDE

73-6

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION

W.O. SHEET
05-33 2 OF 2

SCALE. 1" = 20'

DRWN BY QJA DATE 10-8-07
CHKD BY [Signature] DATE 10/5/07

SUBJECT: PEDESTRIAN SIDEWALK FACILITIES

16142