

RECORDING REQUESTED BY AND WHEN RECORDED, MAIL TO:

City Clerk
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)

RECEIVED FOR RECORD AT 8:00AM

APR 20 1998

Recorded in Official Records of Riverside County, California

Recorder

Fees \$.



For Recorder's Office Use Only

ASSIGNMENT OF EASEMENT

THIS ASSIGNMENT OF EASEMENT is made and granted by SYCAMORE CANYON ASSOCIATES, LLC, a Delaware Limited Liability Company ("SYCAMORE") to the CITY OF RIVERSIDE, a municipal corporation of the State of California ("CITY") on March 30, 1998, with reference to the following facts:

A. SYCAMORE is the owner of certain real property ("Dominant Tenement") located in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 3 as shown by map on file in Book 18, Page 70 of Parcel Maps, records of Riverside County California.

SYCAMORE was conveyed said Dominant Tenement by MODULAR METAL FABRICATORS, INC., ("MODULAR") by Grant Deed dated March 7, 1996 and recorded March 20, 1996, as Instrument No. 098887, Official Records of Riverside County, California.

B. By that certain Grant of Easement ("Grant of Easement") dated September 27, 1985, MODULAR was granted by ARAM TERLESSIAN, HAROLD M. PAGE, ALBERTO GALYAMI, and GAYLEN R. MARQUARDSON (collectively, "GRANTOR") the right to discharge surface waters, including, but not limited to, storm flow and nuisance drainage waters, (collectively, "surface waters") created on or flowing through the Dominant Tenement, including surface waters of increased frequency, volume and/or velocity by reason of the development and improvement of the Dominant Tenement and/or the development or improvement of other real property which discharges surface waters on or through the Dominant tenement thereby increasing the frequency, volume, and/or velocity of the surface waters discharged onto the real property ("Servient Tenement") owned by GRANTOR located in the City of Riverside, County of Riverside, State of California, described as follows:

EX-100
L-SECTION FROM
WALTER R. JOYCE
3/13/98

Parcel 4 as shown by map on file in Book 18, Page 70 of Parcel Maps, records of Riverside County, California.

Said Grant of Easement also included the right not to have the discharge of surface waters onto the Servient Tenement impeded by reason of the improvement or development of the Servient Tenement; and the right to install, repair, and maintain such storm drain improvements and/or facilities on the Servient Tenement as may be required by CITY in connection with the development of the Dominant Tenement.

C. The easement granted in the Grant of Easement is located upon the Servient Tenement generally and the rights granted may be exercised at such locations upon the Servient Tenement as may reasonably be necessary in connection with the improvement and development of the Dominant Tenement. The easement granted by the Grant of Easement was for the use and benefit of and as an easement appurtenant to the Servient Tenement.

D. In said Grant of Easement, GRANTOR acknowledged that the easement rights thereunder were also granted to and for the benefit of CITY and that GRANTOR further acknowledged and agreed that in the event CITY requires a further easement in connection with the improvement and development of the Dominant Tenement, GRANTOR, would, upon demand, execute, acknowledge and deliver to CITY an easement in such form as the CITY may require in order to convey to CITY the easement rights required.

E. SYCAMORE, as the successor in interest to MODULAR in the Dominant Tenement, desires to assign certain of the rights established in said Grant of Easement to CITY so that drainage facilities to be constructed on the Servient Tenement can be maintained by CITY.

NOW, THEREFORE, SYCAMORE hereby assigns to CITY all its rights and interests under said Grant of Easement to the real property described in Exhibit A, attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, SYCAMORE has caused this Assignment to be duly executed the day and year first above written.

SYCAMORE CANYON ASSOCIATES, LLC, a Delaware Limited Liability Company

By [Signature]

Title Manager

By [Signature]

Title Manager

APPROVED AS TO FORM

[Signature]
ASST. CITY ATTORNEY

DESCRIPTION: APPROVAL: B/P/08
Walter R. [Signature]
CITY OF RIVERSIDE

That portion of Parcel 4 of Parcel Map on file in Book 18 of Parcel Maps at pages 70 thereof, Records of Riverside County, California, described as follows:

Beginning at the northwest corner of said Parcel 4;

Thence South 81° 35' 44" East along the northeasterly line of said Parcel 4, a distance of 71.29 feet to an angle point thereon;

Thence South 75° 26' 40" East along said northeasterly line of Parcel 4, a distance of 474.15 feet to a point thereon;

Thence South 14° 30' 45" West, a distance of 82.92 feet;

Thence South 63° 27' 20" East, a distance of 80.00 feet;

Thence South 42° 54' 28" East, a distance of 559.89 feet;

Thence South 51° 58' 43" East, a distance of 362.71 feet;

Thence South 44° 00' 36" East, a distance of 277.05 feet to a point on the west line of that certain Offer of Dedication for public street and highway purposes, conveyed to the City of Riverside by document recorded January 10, 1975, as Instrument No. 3442, Official Records of Riverside County, California, and accepted by Resolution No. 18283 recorded July 26, 1993 as Instrument No. 285812, Official Records of Riverside County, California;

Thence South 00° 11' 35" East along said west line, a distance of 9.84 feet to a point on the south line of said Parcel 4;

Thence South 89° 25' 26" West along said south line, a distance of 1435.99 feet to the southwest corner of said Parcel 4;

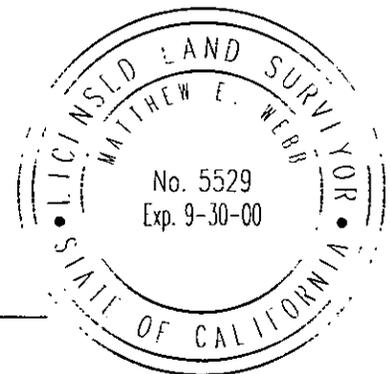
Thence North 00° 11' 44" West along the west line of said Parcel 4, a distance of 1102.66 feet to the point of beginning;

Containing 21.82 acres, more or less.

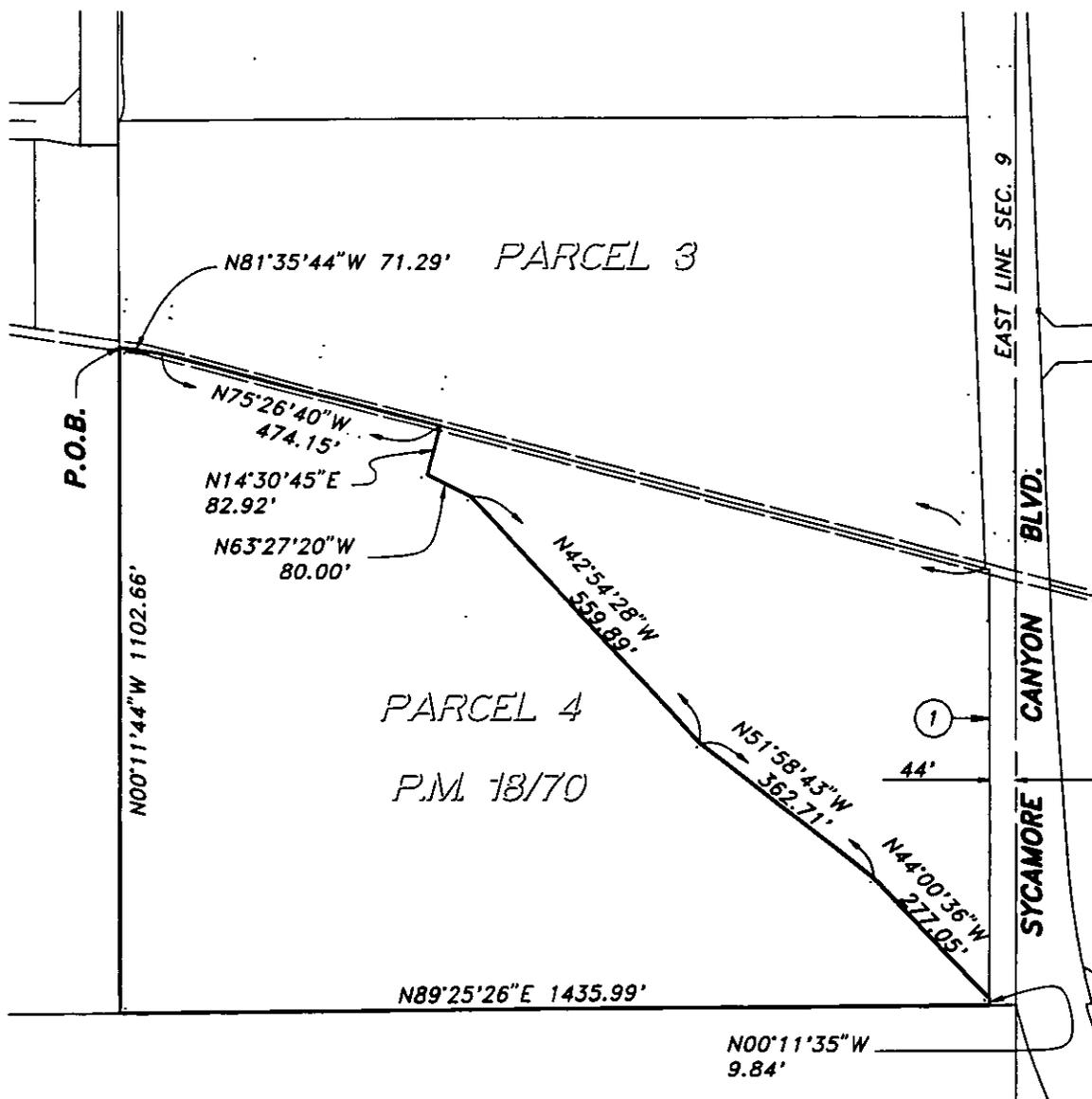
PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

3/5/98
Date



Prepared By: [Signature]
Checked By: [Signature]



① WEST LINE OF THAT CERTAIN OFFER OF DEDICATION FOR PUBLIC STREET AND HIGHWAY PURPOSES, CONVEYED TO THE CITY OF RIVERSIDE BY DOCUMENT REC. 1/10/75, INSTR. NO. 3442 AND ACCEPTED BY RESOLUTION NO. 18283, REC. 7/26/93, INSTR. NO. 285812, BOTH O.R. RIV. CO.



903000.PRO

CITY OF RIVERSIDE, STATE OF CALIFORNIA

73-4
73-6

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

903000D
D59

SCALE: 1"=300'

DRWN BY: Allen DATE: 3/5/93
CHKD BY: Allen DATE: 3/5/93

SUBJECT: STORM DRAIN EASEMENT