

When recorded mail to:

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

DOC # 2006-0108140

02/14/2006 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: Hunter Park Assessment District
Storm Drain Facilities

A.P.N. 257-100-001, 257-050-003, 004 & 006

D -



EASEMENT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HIGHLAND CORPORATE CENTER, 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 storm drain 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 storm drain facilities.

Dated 12/2/05

**HIGHLAND CORPORATE CENTER, LLC,
a California limited liability company**

By 
DARRELL A. BUTLER
(print name)

Title CO-GENERAL MANAGER

By 
RUFUS C. BARKLEY, III
(print name)

Title CO-GENERAL MANAGER



2006-0108140
02/14/2006 08:00A
2 of 6



GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

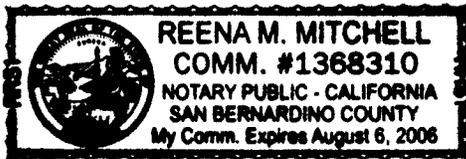
On December 29, 2005, before me Reena M. Mitchell
(date) (name)

a Notary Public in and for said State, personally appeared
Rufus C. Barkley III & Darrell A Butler
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.

Reena M. Mitchell
Signature
Reena M. Mitchell



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 1/20/06

CITY OF RIVERSIDE

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

By Amelia M. Ventura
Real Property Manager

HIGHLAND SDE 2.DOC BY [Signature]
Deputy City Attorney

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:

EXHIBIT "A"
STORM DRAIN EASEMENT

Those portions of Lots 11, 12 and 13 of Vivienda Ranch, as shown by map on file in Book 2 of Maps at page 39 thereof, Records of Riverside County, California, lying in the northwest quarter of Section 16 and in the northeast quarter of Section 17, both Township 2 South, Range 4 West, San Bernardino Meridian, located in the City of Riverside, County of Riverside, State of California, said portions being described as follows:

COMMENCING at the northeast corner of said Section 17, said corner being on the centerline of Palmyrita Avenue (66.00 feet in width) as shown on said map;

Thence South 00°00'35" West along the easterly line of said Section 17, a distance of 69.81 feet to a point on the northwesterly line of said Lot 13;

Thence South 30°52'17" West along said northwesterly line, a distance of 5.09 feet to the **TRUE POINT OF BEGINNING**, said point being on a line parallel with and distant easterly 27.00 feet, measured at a right angle, from the westerly line of that certain water easement (100.00 feet in width) granted to the Department of Water Resources by Final Order of Condemnation No. 98 769 recorded November 1, 1971 as Instrument No. 125187, Official Records of Riverside County, California;

Thence South 00°08'16" East along said parallel line, a distance of 318.84 feet;

Thence North 89°59'39" East, a distance of 596.40 feet;

Thence South 00°00'21" East, a distance of 22.00 feet;

Thence South 89°59'39" West, a distance of 596.35 feet to a point on said parallel line;

Thence South 00°08'16" East along said parallel line, a distance of 928.24 feet;

Thence South 08°07'29" West, a distance of 176.57 feet to a point on the southerly line of said Lot 11;

Thence North 44°14'30" West along said southerly line, a distance of 30.31 feet;

Thence North 08°07'29" East, a distance of 135.45 feet to a point on said westerly line of said water easement;

Thence North 00°08'16" West along said westerly line, a distance of 1251.71 feet to a point on said northwesterly line of Lot 13;

2006-0108140
02/14/2006 08:00A
4 of 6



Thence North 37°41'42" East along said northwesterly line, a distance of 37.41 feet to an angle point thereon;

Thence North 30°52'17" East along said northwesterly line, a distance of 7.86 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.17 acres, more or less.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb 12/9/05
Matthew E. Webb, L.S. 5529 Date

Prepared by: MB
Checked by: AK



DESCRIPTION APPROVAL

BY: Mark S. Brown 1/31/2006
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

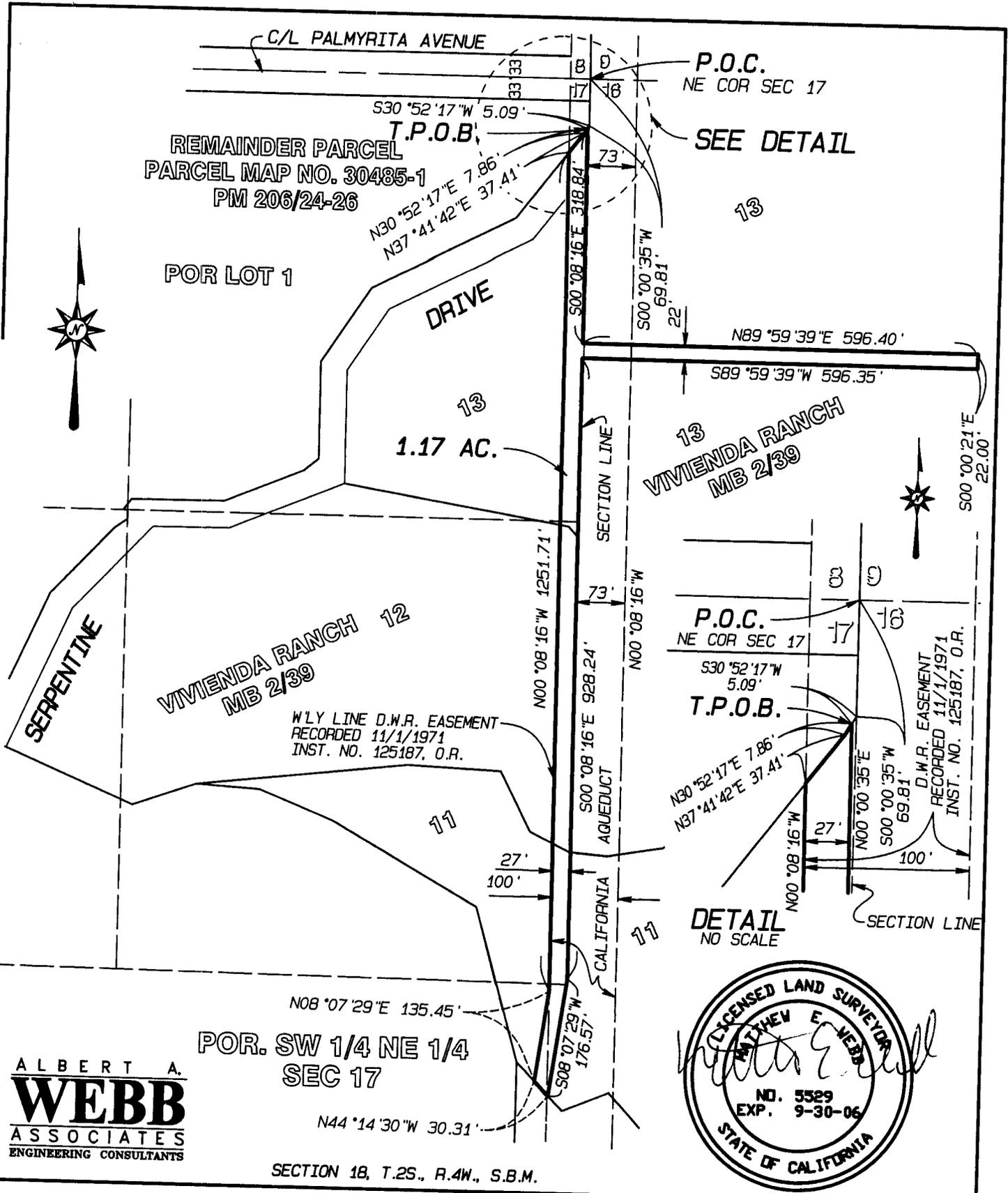
2006-0108148
02/14/2006 08:06A
5 of 6



2086-0188148
02/14/2006 08:00A
6 of 6



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ALBERT A.
WEBB
 ASSOCIATES
 ENGINEERING CONSULTANTS



POR. SW 1/4 NE 1/4
SEC 17

CITY OF RIVERSIDE

12-8
 27-2

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT.

SHEET 1 OF 1

W.O. 01-294

SCALE: 1" = 200'

DRWN BY [Signature] DATE 12/1/06
 CHKD BY [Signature] DATE 12/4/06

SUBJECT: DRAINAGE EASEMENT

15647