

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	SMF	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 E. 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 E. 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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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

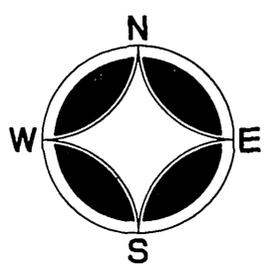
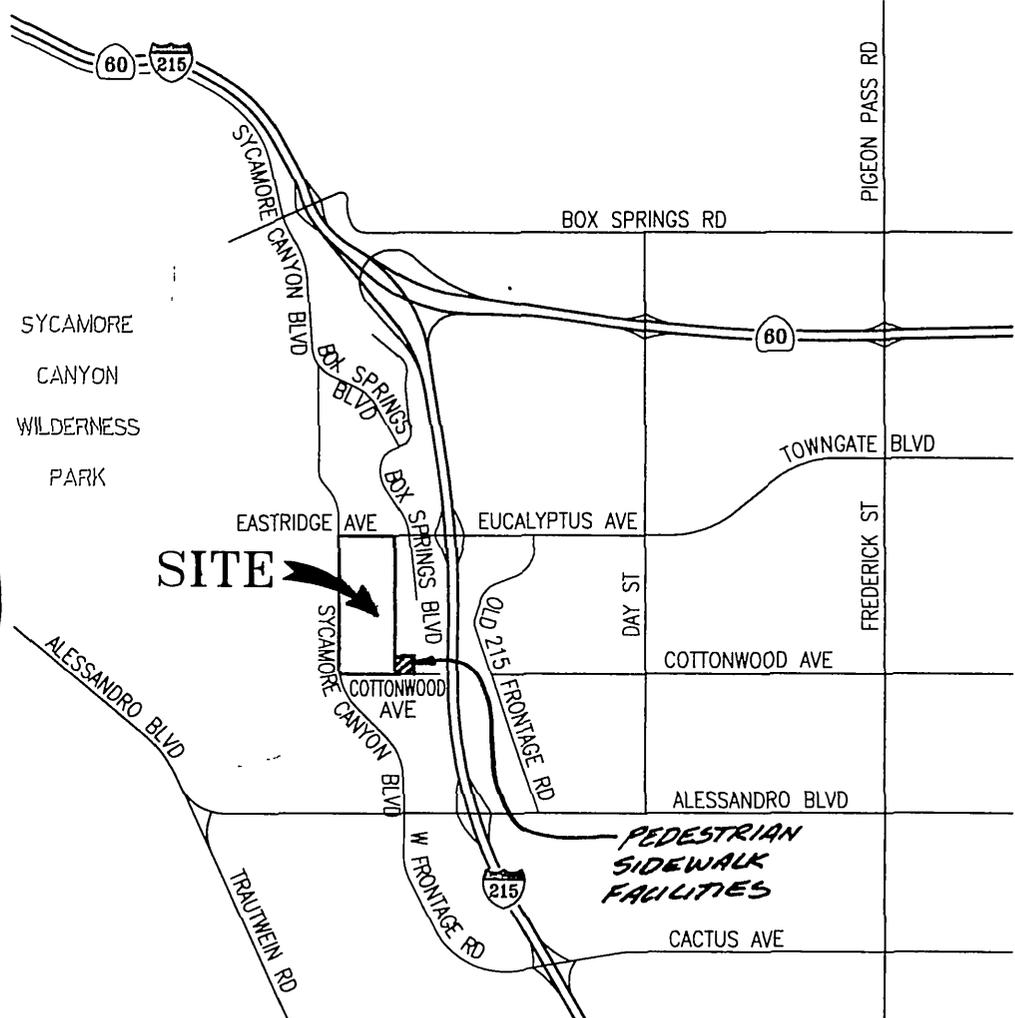


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16142



# 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  
G:\2005\05-0033\dwg&pro\design\05033MP pro

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. 05-33	SHEET 1 OF 2
SCALE. NTS	DRWN BY <i>AW</i> CHKD BY <i>AW</i>	DATE 10-8-07 DATE 10/5/07	SUBJECT <b>PEDESTRIAN SIDEWALK FACILITIES</b>

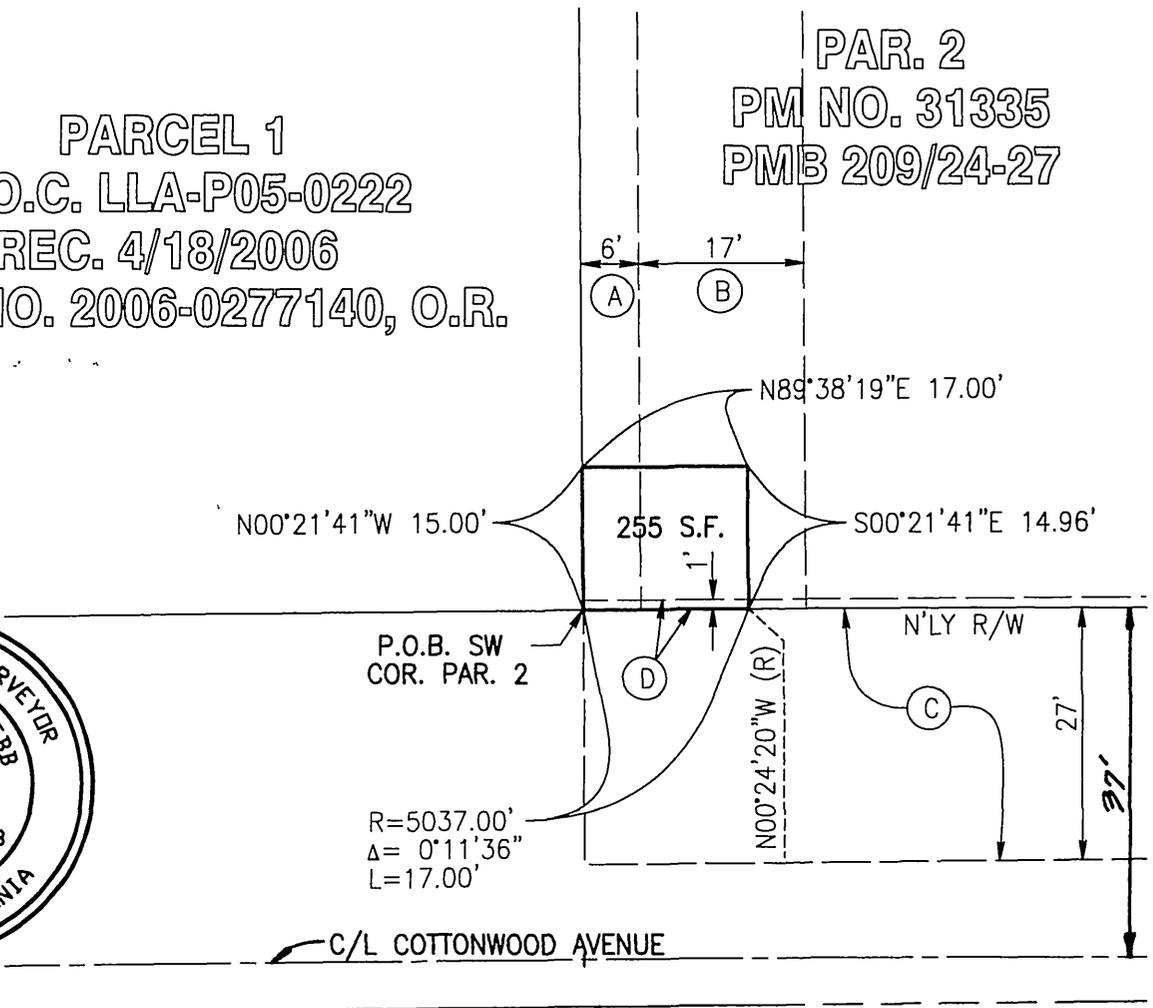
16142



# EXHIBIT " B "

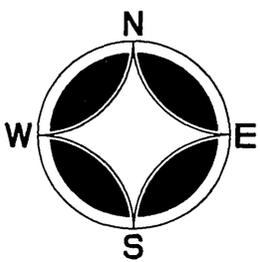
PARCEL 1  
C.O.C. LLA-P05-0222  
REC. 4/18/2006  
DOC. NO. 2006-0277140, O.R.

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  
G:\2005\05-0033\dwg&pro\design\05033MP pro

- (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