

DOC # 2008-0512570

09/19/2008 08:00A Fee:NC

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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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHGCC									514

Project: Sycamore Canyon Sidewalk
APN: 263-240-039
Address: 7130 Sycamore Canyon Blvd

D- 16270

Ø



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **PANATTONI INVESTMENTS, LLC**, a California Limited Liability Company, as to an undivided 57.161%, **PHELAN PROPERTIES, LLC**, a California Limited Liability Company, as to an undivided 30.779%, and R. NEIL SMYTH and MELENE B. SMYTH, husband and wife, collectively, as to an undivided 12.060%, as Grantors, hereby grant 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 that may interfere with the easement granted herein, 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**.

This Agreement may be executed in any number of counterparts all of which together shall constitute one and the same instrument.

Dated 8-26-08

Phelan Properties, LLC,
a California limited liability company

By: 
Jeffrey F. Phelan, Sole Member

Dated _____

Panattoni Investments, LLC,
a California limited liability company

By: _____
Carl D. Panattoni,
Trustee of the Panattoni Living Trust,
dated April 8, 1998, Managing Member

Dated _____

R. NEIL SMYTH

MELENE B. SMYTH



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GENERAL ACKNOWLEDGEMENT

State of California }
County of ORANGE } ss

On AUGUST 26, 2008, before me LORI F. SKELTON, NOTARY PUBLIC personally appeared JEFFREY F. PHELANI who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Lori F. Skelton
Notary Signature



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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**.

This Agreement may be executed in any number of counterparts all of which together shall constitute one and the same instrument.

Dated _____

Phelan Properties, LLC,
a California limited liability company

By: _____
Jeffrey F. Phelan, Sole Member

Dated _____

Panattoni Investments, LLC,
a California limited liability company

By: _____
Carl D. Panattoni,
Trustee of the Panattoni Living Trust,
dated April 8, 1998, Managing Member

Dated 9/03/08


NEIL SMYTH


MELENE B. SMYTH



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GENERAL ACKNOWLEDGEMENT

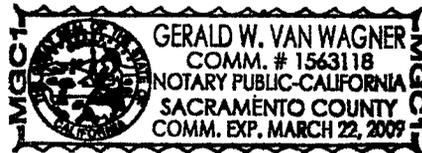
State of California }
County of SACRAMENTO ss

On 3 SEPTEMBER, 2008, before me GERALD W. VAN WAGNER, NOTARY PUBLIC
personally appeared R. NEIL SMYTH AND MELENE B. SMYTH
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct

WITNESS my hand and official seal.

Gerald W. Van Wagner
Notary Signature



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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**.

This Agreement may be executed in any number of counterparts all of which together shall constitute one and the same instrument.

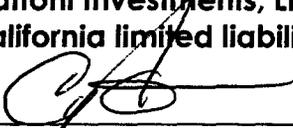
Dated _____

**Phelan Properties, LLC,
a California limited liability company**

By: _____
Jeffrey F. Phelan, Sole Member

Dated _____

**Panattoni Investments, LLC,
a California limited liability company**

By:  _____
Carl D. Panattoni,
Trustee of the Panattoni Living Trust,
dated April 8, 1998, Managing Member

Dated _____

R. NEIL SMYTH

MELENE B. SMYTH



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GENERAL ACKNOWLEDGEMENT

State of California }
County of Sacramento } ss

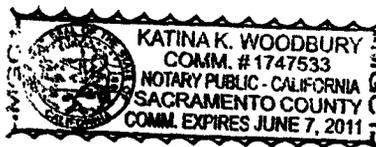
On 8-27, 2008, before me Katrina K Woodbury, Notary Public
personally appeared — Carl D. Panattari —
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct

WITNESS my hand and official seal.

Katrina K Woodbury

Notary Signature



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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 9/18/08

CITY OF RIVERSIDE

By: Amelia M. Valini

Title: Real Property Manager

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT A

LEGAL DESCRIPTION

SIDEWALK EASEMENT - SYCAMORE CANYON BOULEVARD

THAT PORTION OF THE LAND DESCRIBED IN CITY OF RIVERSIDE RESOLUTION NO. 21642 FOR THE VACATION OF A PORTION OF SYCAMORE CANYON BOULEVARD, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED JUNE 17, 2008 AS INSTRUMENT NO. 2008-0328797, OFFICIAL RECORDS OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL 2 OF PARCEL MAP 31802 AS SHOWN BY MAP ON FILE IN BOOK 213 OF PARCEL MAPS, PAGES 13 THROUGH 16 THEREOF, RECORDS OF SAID COUNTY, ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SYCAMORE CANYON BOULEVARD AS DESCRIBED IN SAID CITY OF RIVERSIDE RESOLUTION NO. 21642 FOR THE VACATION OF A PORTION OF SYCAMORE CANYON BOULEVARD, AND ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1071.80 FEET, A LINE RADIAL TO SAID POINT BEARS NORTH 66°33'09" EAST;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND SAID CURVE, AN ARC LENGTH OF 47.11 FEET, THROUGH A CENTRAL ANGLE OF 2°31'06", TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND SAID CURVE, AN ARC LENGTH OF 67.00 FEET, THROUGH A CENTRAL ANGLE OF 3°34'54";

THENCE SOUTH 73°34'53" EAST, A DISTANCE OF 8.61 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1077.80 FEET, SAID CURVE BEING CONCENTRIC WITH AND DISTANT 6.00 FEET NORTHEASTERLY, MEASURED RADially, FROM SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A RADIAL LINE BEARING THROUGH SAID POINT BEARS NORTH 60°46'53" EAST;



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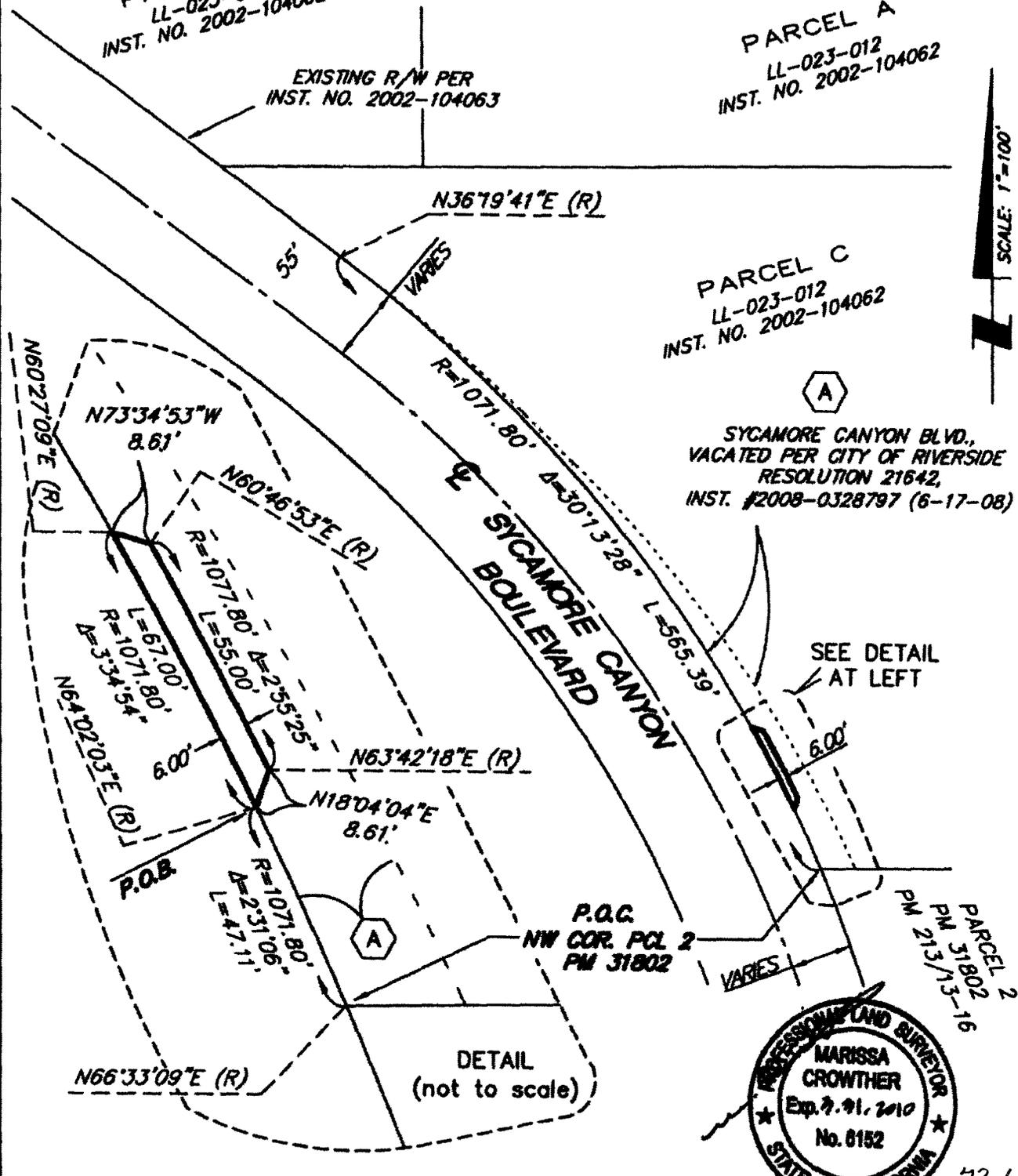
SIDEWALK EASEMENT

PARCEL C
LL-023-012
INST. NO. 2002-104062

PARCEL A
LL-023-012
INST. NO. 2002-104062

EXISTING R/W PER
INST. NO. 2002-104063

SCALE: 1"=100'



PROFESSIONAL LAND SURVEYOR
MARISSA CROWTHER
Exp. 9.31.2010
No. 0152
STATE OF CALIFORNIA

73-6

This Plat is Solely an Aid in Locating the Parcel(s) described in the Attached Document. Please refer to legal description for exact location.

SB&O CONSULTING
PLANNING ENGINEERING SURVEYING
10285 SOUTH MILLIKEN AVENUE, SUITE E
ONTARIO, CA 91761
909-635-0333
909-635-0338 FAX

SHEET
1

DRAWN BY: EKO

CHECKED BY: MC

DATE: 07.14.08

JN: 65502.00

OF 1 SHEETS



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