

**RECORDING REQUESTED BY:**  
CITY OF LANCASTER

**WHEN RECORDED MAIL TO:**  
CITY OF LANCASTER  
ENGINEERING DIVISION  
44933 N. FERN AVENUE  
LANCASTER, CA 93534

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## **GRANT OF EASEMENT**

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$0.00.  
( X ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale.  
( ) unincorporated area: ( ) City of Lancaster

THIS IS A BONAFIDE GIFT AND THE GRANTOR  
RECEIVED NOTHING IN RETURN, R & T 11911

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**

**LANCASTER REDEVELOPMENT AGENCY, A PUBLIC BODY, CORPORATE AND POLITIC** hereby grants to **LANCASTER PROMENADE II, LLC** for the benefit of Lot 14 of Tract Map 15058, Map Book 325, Page 35, County of Los Angeles, State of California, an appurtenant easement described as (see Exhibit "A", "B" and "C") for installation and maintenance of underground water pipelines, fixtures and other equipment necessary for the purpose of Fire Protection Services. The rights and obligations in this easement shall run with the land, and inure to the benefit of and be binding upon all parties, and their respective successors and assigns.

**SEE EXHIBIT A, B & C**

**LANCASTER REDEVELOPMENT AGENCY,  
A PUBLIC BODY, CORPORATE AND POLITIC**

\_\_\_\_\_  
Mark V. Bozigian, Executive Director

\_\_\_\_\_  
Date

**Above Signatures are to be acknowledged before a Notary Public**

APN: 3133-025-900 (Portion)  
Lot 13 of Tract No. 15058 and Public Alley

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 'A':

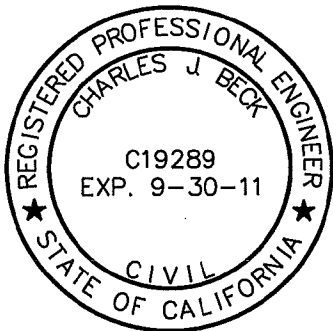
THE NORTHERLY 17 FEET OF THE EASTERLY 22 FEET OF LOT 13, OF TRACT NO. 15058, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 325, PAGE 35, OF MAPS, IN THE OFFICE OF THE REGISTRAR-RECORDER/COUNTY CLERK OF SAID COUNTY.

CONTAINING 374.0 SQUARE FEET, MORE OR LESS.

PARCEL 'B':

THE SOUTHERLY 15 FEET OF THE EASTERLY 22 FEET OF THAT CERTAIN 30 FOOT WIDE ALLEY LYING BETWEEN FERN AVENUE AND FIG AVENUE AS SHOWN ON TRACT NO. 15058, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 325, PAGE 35, OF MAPS, IN THE OFFICE OF THE REGISTRAR-RECORDER/COUNTY CLERK OF SAID COUNTY.

CONTAINING 330.0 SQUARE FEET, MORE OR LESS.



Antelope valley  
engineering  
inc.

129 WEST PONDERA STREET  
LANCASTER, CA. 93534  
(661) 948-0805

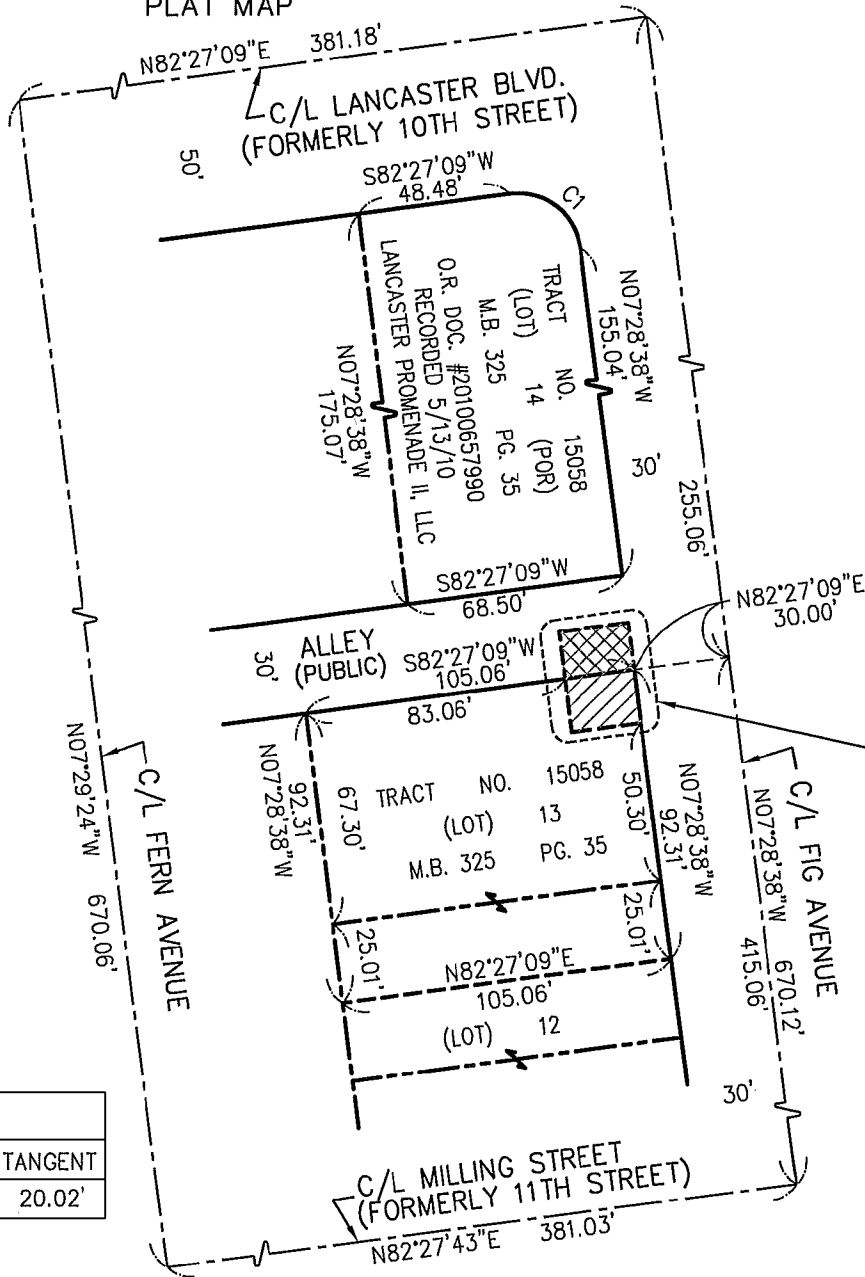
TITLE:  
FIRE WATER LINE  
EASEMENT

EXHIBIT "A"  
1/5/11

SHEET 2 OF 4

# EXHIBIT "B"

PLAT MAP



4  
SEE DETAIL ON SHEET

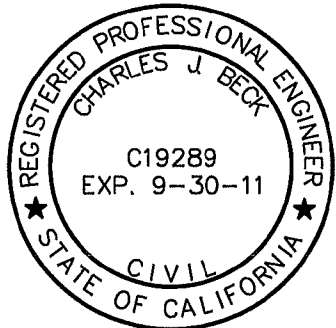


CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°04'13"	20.00'	31.44'	20.02'

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 07°28'38" WEST BEING THE CENTERLINE OF FIG AVENUE AS SHOWN ON TRACT NO. 15058, MB 325, PG 35.

NOTE: SEE LEGEND ON SHEET 4



**Antelope valley  
engineering inc.**  
129 WEST PONDERA STREET  
LANCASTER, CA. 93534  
(661) 948-0805

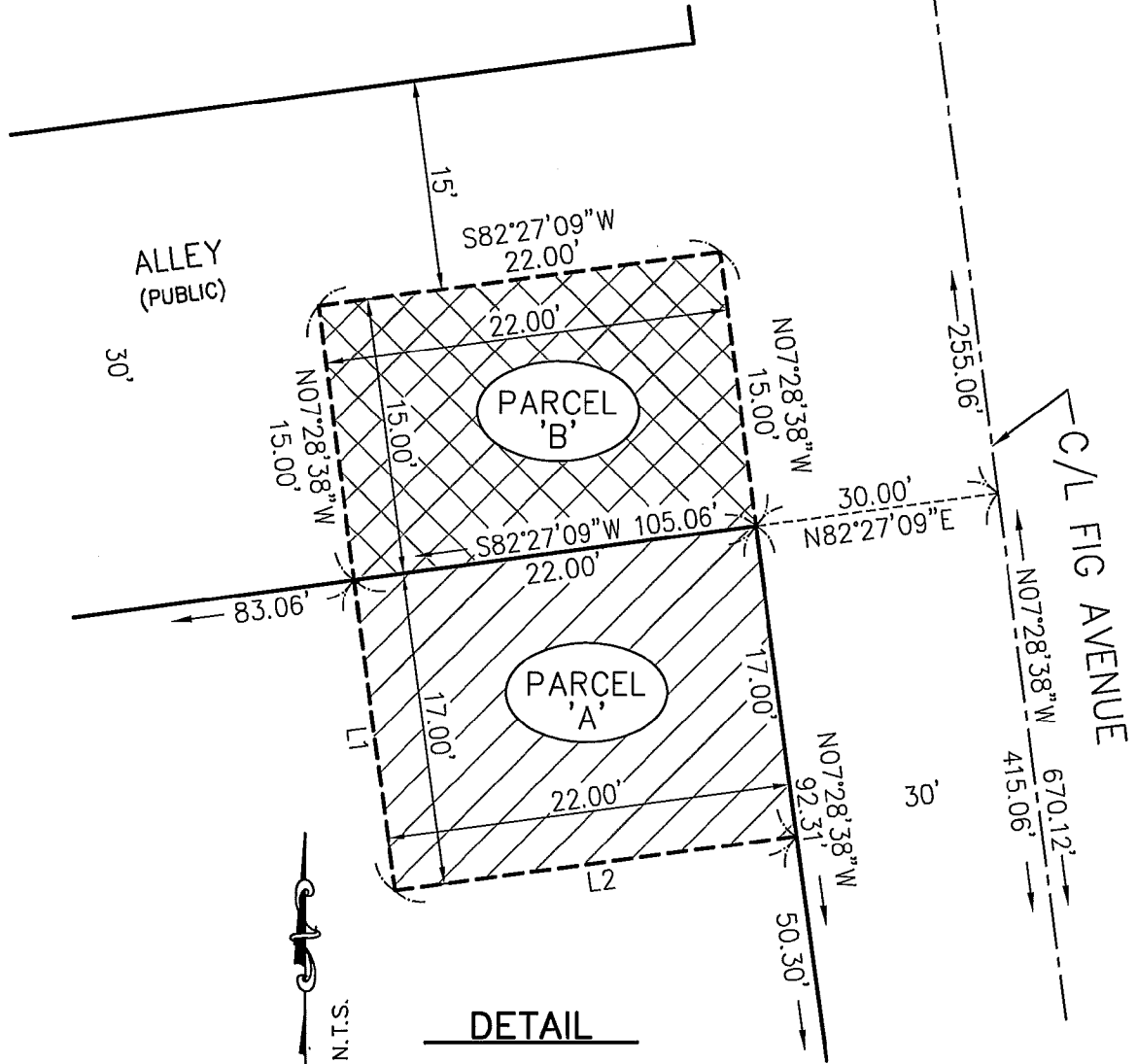
TITLE:  
FIRE WATER LINE  
EASEMENT

EXHIBIT "B"  
1/5/11

SHEET 3 OF 4

# EXHIBIT "C"

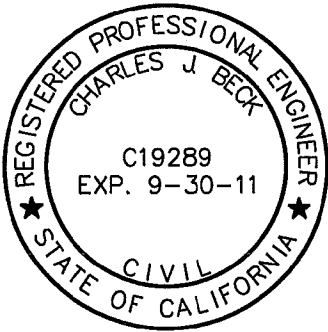
## PLAT MAP



### LEGEND

- = PARCEL 'A' EASEMENT AREA
- = PARCEL 'B' EASEMENT AREA

LINE TABLE		
LINE	BEARING	LENGTH
L1	S07°28'38"E	17.00'
L2	N82°27'09"E	22.00'



**Antelope valley  
engineering inc.**  
 129 WEST PONDERA STREET  
 LANCASTER, CA. 93534  
 (661) 948-0805

TITLE:  
FIRE WATER LINE  
EASEMENT

EXHIBIT "C"  
1/5/11

SHEET 4 OF 4