

RECORDED AT THE REQUEST OF AND
WHEN RECORDED, RETURN TO
CITY OF ALBANY CITY CLERK
1000 SAN PABLO AVENUE
Albany, California 94706-2295

GRANT OF EASEMENT

Grant made April 1, 2000 by Alan E. Riffer and Caryl O'Keefe, husband and wife as joint tenants, Grantor,
to The City of Albany, a public entity within the State of California, Grantee.

Grantor, (for valuable consideration), grants to Grantee a non-exclusive subsurface easement and non-exclusive surface easement for the right to construct, alter, operate, maintain and repair such sewerline or lines and appurtenances thereto in such sizes and configurations as the Grantee deems necessary over all that real property situate in the City of Albany, County of Alameda, State of California, described as follows:


See Exhibits A (Legal Description) and Exhibit B (Plat Map) Attached and made a Part Hereof.

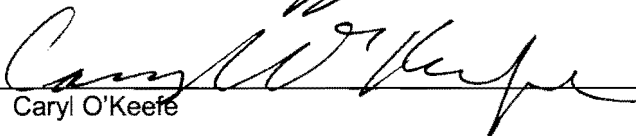
The easement granted herein includes incidental rights of maintenance, repair and replacement of said sewerlines and appurtenances together with free right of ingress and egress over and across the remaining portion of the Grantor's property, insofar as such right of ingress and egress is necessary to the proper use of rights granted herein.

The Grantor reserves the right to landscape or make such other use of the lands included within the surface easement which is consistent with Grantee's use, however, such use by the Grantor shall not include ~~the planting of trees or construction of permanent structures, including but not limited to houses, garages, outbuildings, swimming pools, tennis courts, retaining walls, decks, patios and other architectural concrete structures within the easement.~~

AK
W
ADDITIONAL
The instrument shall bind and inure to the benefit of the successors and assigns of the parties hereto.

In witness whereof, Grantors executed this deed on the date above written.

by 
Alan E. Riffer

by 
Caryl O'Keefe

"ATTACH NOTARY STATEMENT HERE"

APN 066-2757-024
631 Jackson Street
Riffer/O'Keefe

EXHIBIT A
LEGAL DESCRIPTION
SANITARY SEWER EASEMENT

Portions of that certain parcel of land situated in the City of Albany, State of California described in the Grant Deed from Ellis Smith Jr. and Peggie Joyce Smith, husband and wife, to Alan E. Riffer and Caryl O'Keefe, husband and wife, as Joint Tenants, recorded December 31, 1984 as document number 1984-257346 in Official Records, Alameda County Recorder more particularly described as follows:

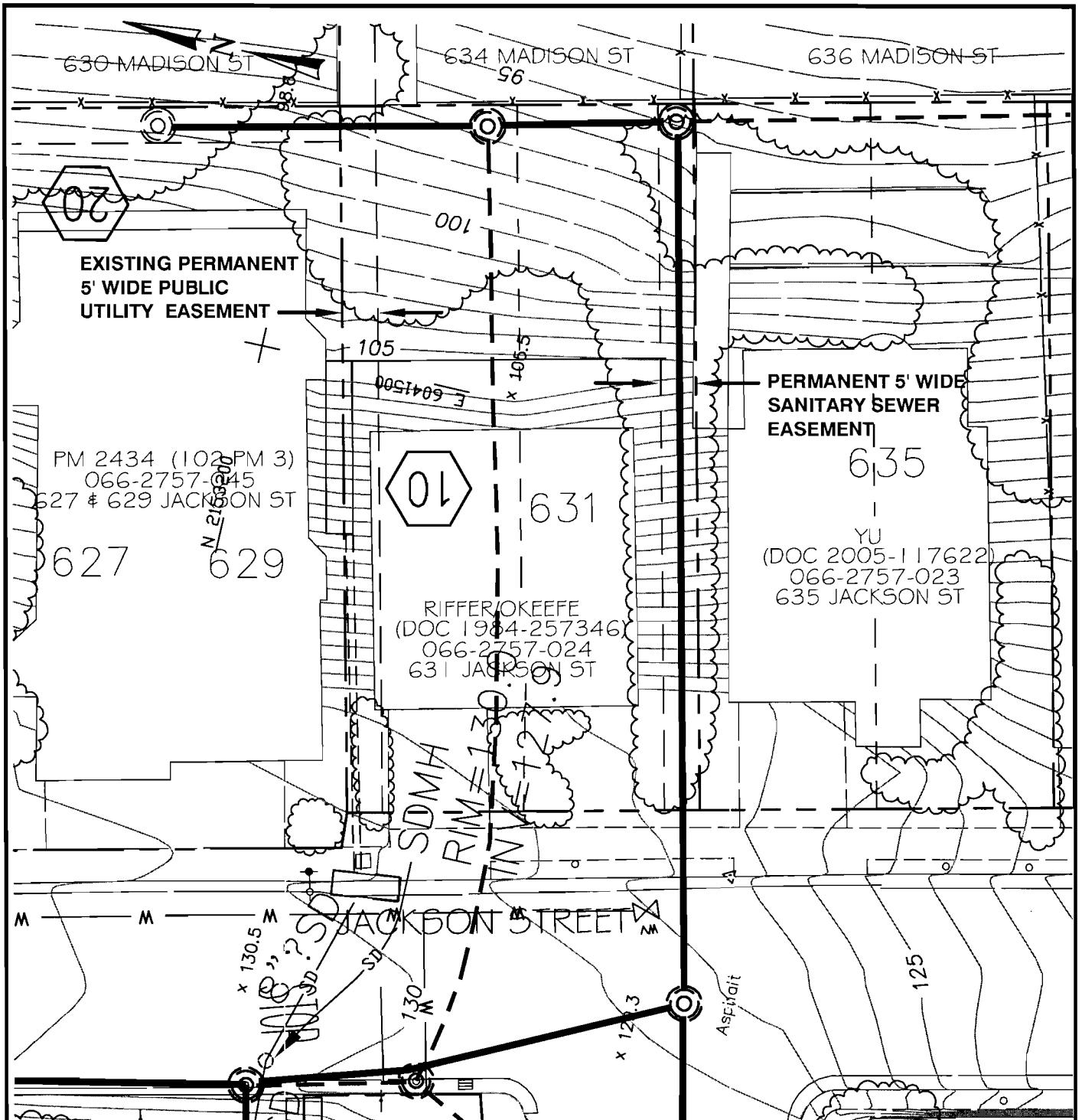
Portion of Lot 10 of Block 11, "Plat of Cerrito Hill", filed May 13, 1909 in Map Book 24 at Page 70, Alameda County Records more particularly described as follows:

A strip of land, 5 feet in width, the southern line of which is described as follows:

Beginning at a point on the eastern line of Jackson Street, at the southwesterly corner of said Lot 10; thence, from said point of beginning, along the southern line of said Riffer/O'Keefe parcel (1984-257346), North 75°49'00" East, 100.00' feet, to a Point being the southeasterly corner of said Lot 10, being the end of said strip of land.



Date 2/15/08



EXISTING PERMANENT
5' WIDE PUBLIC
UTILITY EASEMENT







PERMANENT 5' WIDE
SANITARY SEWER
EASEMENT

PM 2434 (102 PM 3)
066-2757-045
627 & 629 JACKSON ST
627 629

631
RIFTER/O'KEEFE
(DOC 1984-257346)
066-2757-024
631 JACKSON ST

635
YU
(DOC 2005-117622)
066-2757-023
635 JACKSON ST

LEGEND

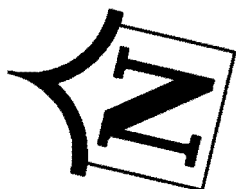
-  REPLACEMENT SEWER
-  EXISTING MANHOLE
-  NEW MANHOLE
-  PROPERTY LINE
-  EASEMENT LINE
-  EXIST FENCE

CITY OF ALBANY
Alameda County, California

EXHIBIT "A"

NUTE ENGINEERING
SAN RAFAEL, CALIFORNIA

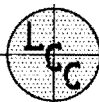
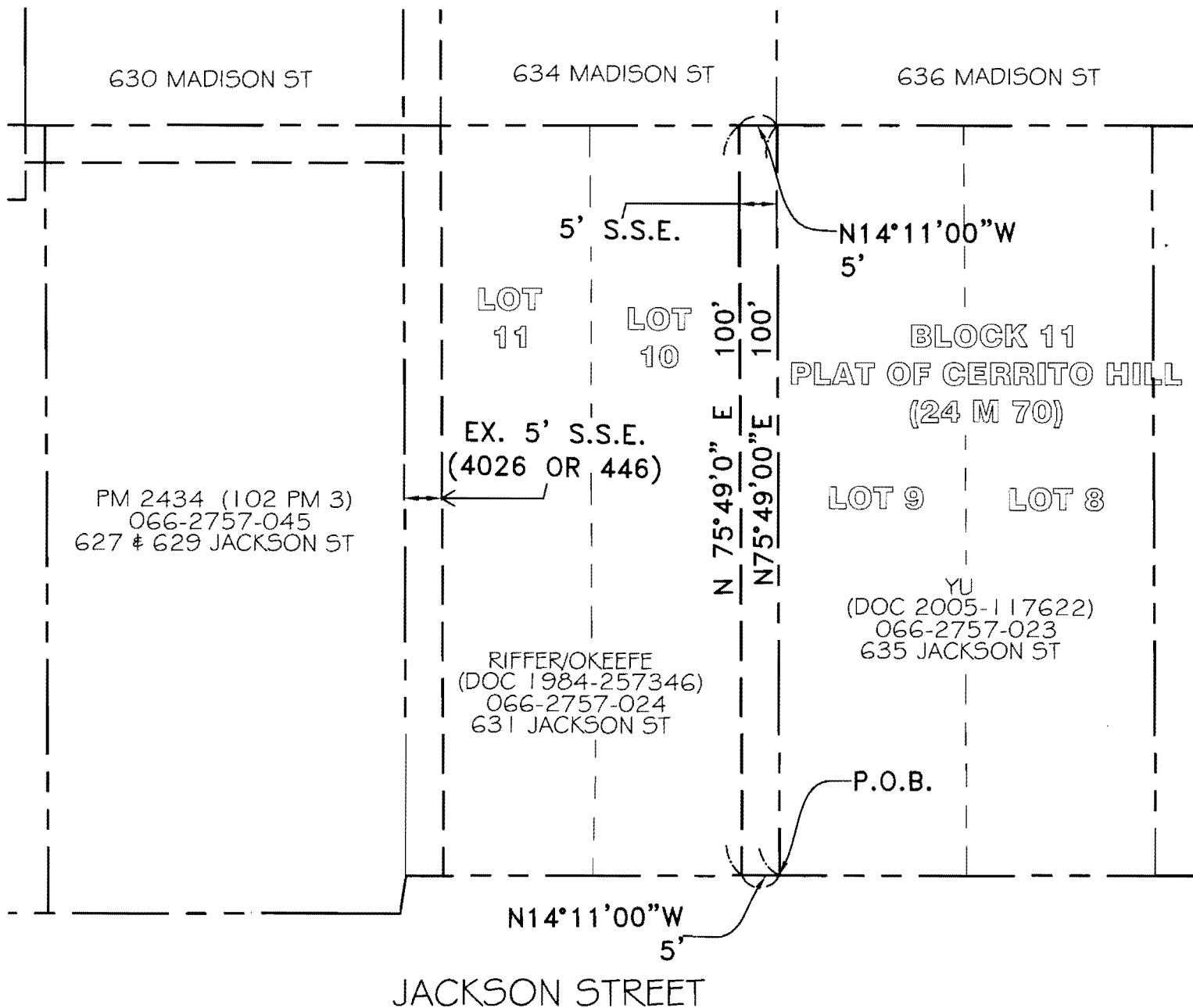
SCALE: 1" = 20'



Scale: 1" = 20'

EXHIBIT B

PLAT MAP (TO ACCOMPANY LEGAL DESCRIPTION)
SANITARY SEWER EASEMENTS
CITY OF ALBANY
2008 SEWER IMPROVEMENT PROJECT
EAST SIDE OF ALBANY HILL
631 JACKSON ST.



Leptien, Cronin, Cooper, Morris & Poore, Inc.

dba LCC, Inc.

Civil Engineering - Land Surveying

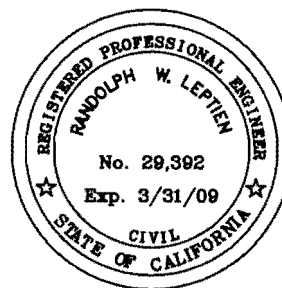
930 Estudillo Street

Martinez, California 94553-1620

(925) 228-4218 Fax (925) 228-4638

February 15, 2008

LCC JOB No. 2006.033.66



DATE

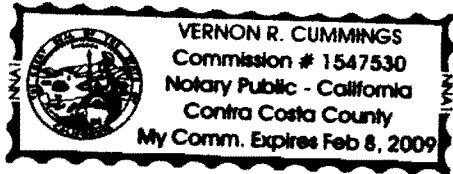
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ALAMEDA

On April 1, 2008 before me, VERNON R. CUMMINGS, Notary Public

personally appeared ALAN E. RITTER AND CARYL O'KEEFE



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.

Signature [Handwritten Signature]

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

