

21738

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)

RECEIVED FOR RECORD
Mr. Paul J. Clock M.

JAN 18 1991

Recorded in Official Records
of Riverside County, California
W. J. [Signature] Recorder
Fees \$ [Signature]

FOR RECORDER'S OFFICE USE ONLY

Project: R-55-890
Magnolia Town Center

12865

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MAGNOLIA TOWN CENTER, a California general partnership, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation, 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 TREE PLANTING AND LANDSCAPING, 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 TREE PLANTING AND LANDSCAPING.

Dated JANUARY 7, 1991

MAGNOLIA TOWN CENTER, a California general partnership

By SIGNATURE PAGE ATTACHED HERETO AS EXHIBIT "C" AND BY THIS REFERENCE MADE A PART HEREOF

Title _____

By _____

Title _____

APPROVED AS TO FORMS

Kathleen M. Jones
ASS. CITY ATTORNEY

CONSENT TO RECORDATION

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. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated January 18, 1991

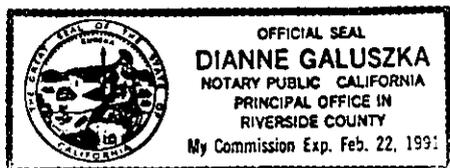
[Signature]
Real Property Services Manager
of the City of Riverside

W/1385u/w
12/12/90

STATE OF CALIFORNIA)
) ss.
 COUNTY OF RIVERSIDE)

On January 7, 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DOUG JACOBS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as the President on behalf of JACOBS DEVELOPMENT COMPANY, a California corporation, as the General Partner of JACOBS DEVELOPMENT COMPANY, LTD., a limited partnership, which partnership executed the within instrument as a Partner of MAGNOLIA TOWN CENTER, a California General Partnership, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same as a general partner of MAGNOLIA TOWN CENTER and that said last named partnership executed the same.

WITNESS my and and official seal.

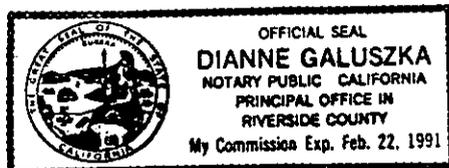


Dianne Galuszka
 Notary Public in and for said
 County and State

STATE OF CALIFORNIA)
) ss.
 COUNTY OF RIVERSIDE)

On January 7, 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DENNIS C. MACKEY, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as the President on behalf of MACKEY DEVELOPMENT, INC., a California corporation, as the General Partner of JACOBS DEVELOPMENT COMPANY, LTD., a limited partnership, which partnership executed the within instrument as a Partner of MAGNOLIA TOWN CENTER, a California General Partnership, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same as a general partner of MAGNOLIA TOWN CENTER and that said last named partnership executed the same.

WITNESS my and and official seal.

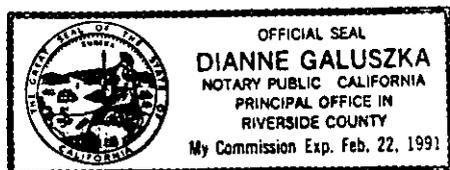


Dianne Galuszka
 Notary Public in and for said
 County and State

STATE OF CALIFORNIA)
) ss.
 COUNTY OF RIVERSIDE)

On January 7, 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared BART R. SINGLETARY, personally known to me (or proved to be on the basis of satisfactory evidence) to be one of the Partners of MAGNOLIA TOWN CENTER, the partnership that executed the within instrument and acknowledged to me that such partnership executed it.

WITNESS my hand and official seal.



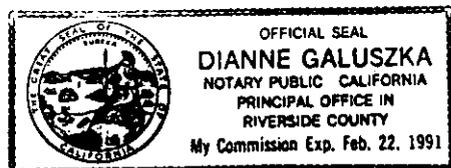
Dianne Galuszka

 Notary Public in and for said
 County and State

STATE OF CALIFORNIA)
) ss.
 COUNTY OF RIVERSIDE)

On January 7, 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM R. AUSTIN, personally known to me (or proved to be on the basis of satisfactory evidence) to be the person who executed this instrument as Trustee under the Declaration of Trust of William R. Austin dated October 27, 1983, and acknowledged to me that he executed it as such Trustee and that such Trustee executed the within instrument as a Partner of MAGNOLIA TOWN CENTER, a California General Partnership, the Partnership that executed the within instrument and acknowledged to me that such partnership executed it.

WITNESS my hand and official seal.



Dianne Galuszka

 Notary Public in and for said
 County and State

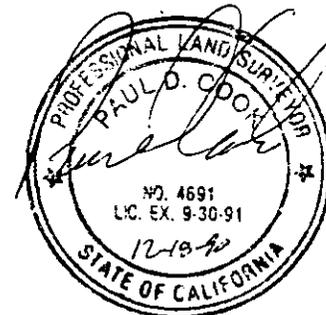


EXHIBIT "A"
LEGAL DESCRIPTION

THOSE PORTIONS OF GOVERNMENT LOTS 2 AND 3 OF FRACTIONAL SECTION 34 AND ITS NORTHERLY EXTENSION INTO THE JURUPA RANCHO, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 10.00 FEET WIDE, THE EASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 257636, RECORDED JULY 12, 1990 OFFICIAL RECORDS OF SAID COUNTY, SAID CORNER BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE, 100.00 FEET WIDE;

THENCE SOUTH 27° 40' 07" WEST ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 257636 AND SAID WESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE A DISTANCE OF 990.09 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 257636.

THE WESTERLY LINE OF SAID 10.00 FOOT WIDE STRIP OF LAND SHALL BE PROLONGED OR SHORTENED AS TO TERMINATE NORTHERLY ON THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 257636 AND SOUTHERLY ON THE SOUTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 257636.

EXCEPTING THEREFROM THE NORTHERLY 30.00 FEET OF THE SOUTHERLY 131.50 FEET OF SAID 10.00 FOOT WIDE STRIP OF LAND;

ALSO EXCEPTING THEREFROM THE EASTERLY 10.00 FEET OF THE FOLLOWING DESCRIBED LAND:

BEGINNING AT SAID MOST EASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 257636;

THENCE SOUTH 27° 40' 07" WEST ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 257636 A DISTANCE OF 372.54 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 27° 40' 07" WEST CONTINUING ALONG SAID EASTERLY LINE A DISTANCE OF 70.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 35.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 73° 15' 12" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 35' 05" AN ARC LENGTH OF 27.85 FEET TO A LINE PARALLEL WITH, AND 25.00 FEET WESTERLY OF, MEASURED AT RIGHT ANGLES, SAID EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 257636;

THENCE NORTH 27° 40' 07" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 49.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 35.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 27° 40' 07" WEST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 35' 05" AN ARC LENGTH OF 27.85 FEET TO THE TRUE POINT OF BEGINNING.



DESCRIPTION APPROVAL 12/30/90
George P. Hitchinson by WR
SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "B"

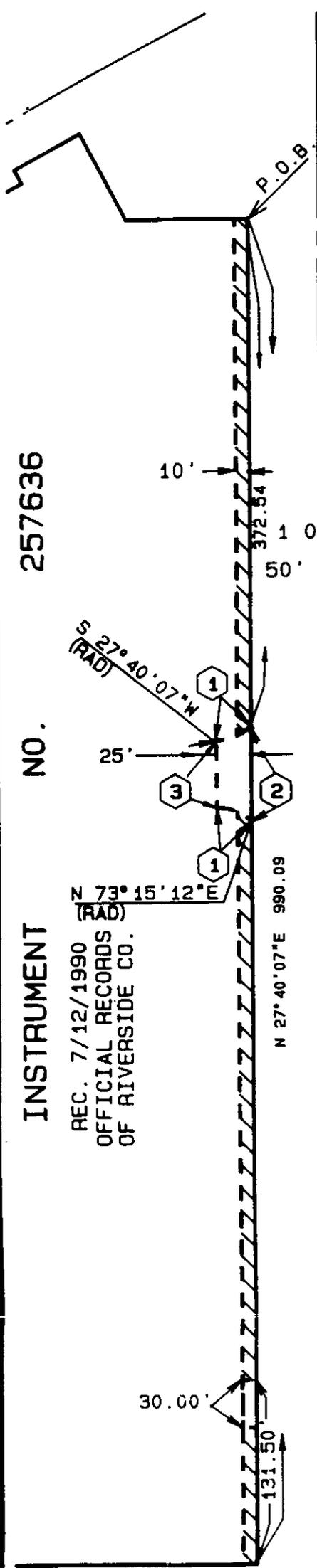
INSTRUMENT NO. 257636

REC. 7/12/1990
OFFICIAL RECORDS
OF RIVERSIDE CO.

INSTRUMENT NO. 257636

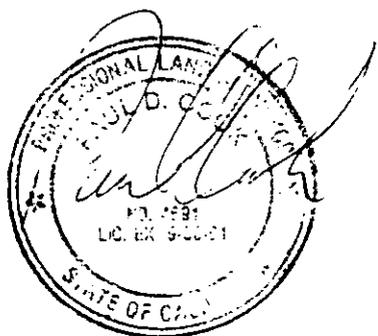
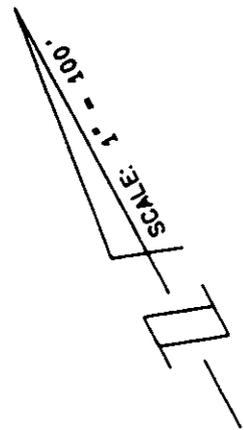
N 73° 15' 12" E (RAD)
N 27° 40' 07" E 990.09

S 27° 40' 07" W (RAD)



MAGNOLIA AVENUE

ELIZABETH STREET



DATA

①	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
①	45° 35' 05"	35.00	27.85	14.71
②	N 27° 40' 07" E		70.01	
③	N 27° 40' 07" E		49.00	

EXHIBIT "C"
SIGNATURE PAGE

MAGNOLIA TOWN CENTER, a California General Partnership

BY: JACOBS DEVELOPMENT COMPANY, LTD., a California Limited Partnership, General Partner

BY: JACOBS DEVELOPMENT COMPANY, a California Corporation

BY: *Doug Jacobs*
Doug Jacobs, President

BY: MACKEY DEVELOPMENT, INC., a California Corporation, General Partner

BY: *Dennis C. Mackey*
Dennis C. Mackey, President

BY: *Bart R. Singletary*
Bart R. Singletary, General Partner

BY: *William R. Austin*
William R. Austin, Trustee under the Declaration of Trust of William R. Austin dated October 27, 1983, General Partner

APPROVED AS TO FORM:

Kathleen M. Boyce
ASST. CITY ATTORNEY