

272230

13854

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

AUG 18 1995

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

Recorded in Official Records of Riverside County, California

Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: CU-021-945
3900 Tyler Street
"Best Buy Co., Inc."

B
F

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DOWNS LEGACY PARTNERS, ^{i.p.} a California ^{LIMITED} General Partnership,** ^{WHO ACQUIRED TITLE AS DOWNS LEGACY PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP} as Grantor, grants 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 electrical energy distribution facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Block 4 of Tract No. 3 of La Sierra Heights, as shown by map on file in Book 8, page 27 of Maps, records of Riverside County, California, described as follows:

COMMENCING at a point in the southerly boundary of Hole Avenue, 381.23 feet northwesterly from the intersection of the southerly line of Hole Avenue, 80 feet in width, and the southwesterly line of Tyler Avenue, 80 feet in width as shown by said map of Tract No. 3 of La Sierra Heights; said point also being

the northwest corner of that certain parcel of land conveyed to the City of Riverside by deed recorded June 9, 1995, as Instrument No. 186042 of Official Records of said Riverside County;

THENCE South $14^{\circ}55'30''$ West, along said westerly line of said parcel of land conveyed to the City of Riverside by deed recorded June 9, 1995, as Instrument No. 186042, a distance of 4.01 feet to the southwest corner of said parcel; said corner being the **TRUE POINT OF BEGINNING**;

THENCE continuing South $14^{\circ}55'30''$ West, 10.02 feet to a line which is parallel with and distant 10.00 feet southerly, as measured at right angle, from the southerly line of said parcel conveyed to the City of Riverside by Instrument No. 186042;

THENCE South $78^{\circ}54'$ East, along said parallel line, 20.00 feet;

THENCE North $14^{\circ}55'30''$ East, 10.02 feet to said southerly line;

THENCE North $78^{\circ}54'$ West, along said southerly line, 20.00 feet to said **TRUE POINT OF BEGINNING**.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Mark S. Brown 6/30/95 Prep. WF
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/95



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 electrical energy distribution facilities.

Dated 7/11/95

**DOWNS LEGACY PARTNERS, ^{L.P.} a
California ~~General~~ ^{LIMITED} Partnership**

by [Signature]

title MANAGING GENERAL PARTNER

by Robert A. Downs

title PARTNER

by Patricia L. Angelo

title PARTNER

APPROVED AS TO FORM

[Signature]

GENERAL ACKNOWLEDGEMENT

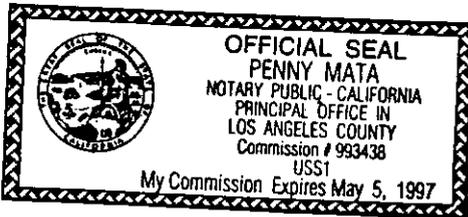
State of California }
County of Los Angeles } ss

On July 7, 1995, before me Penny Mata, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared

William J. Downs**
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.

Penny Mata
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- (XX) Partner(s)
- (XX) General
- () Limited

The party(ies) executing this document is/are representing:
Downs Legacy Partners, LP
A California Limited
Partnership**

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8/17/95

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

cu021945.ele

GENERAL ACKNOWLEDGEMENT

State of Colorado }
of California }
County of ARIZONA } ss

On July 11, 1995, before me STEPHANIE J. PURDY
PATRICIA LIANNE DANIELLO
(date) (name)

a Notary Public in and for said State, personally appeared

Patricia Lianne Daniello
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.

Stephanie J Purdy
Signature

My Commission Expires 02-16-99

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated _____

Real Property Services Manager
of the City of Riverside

cu021945.etc

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

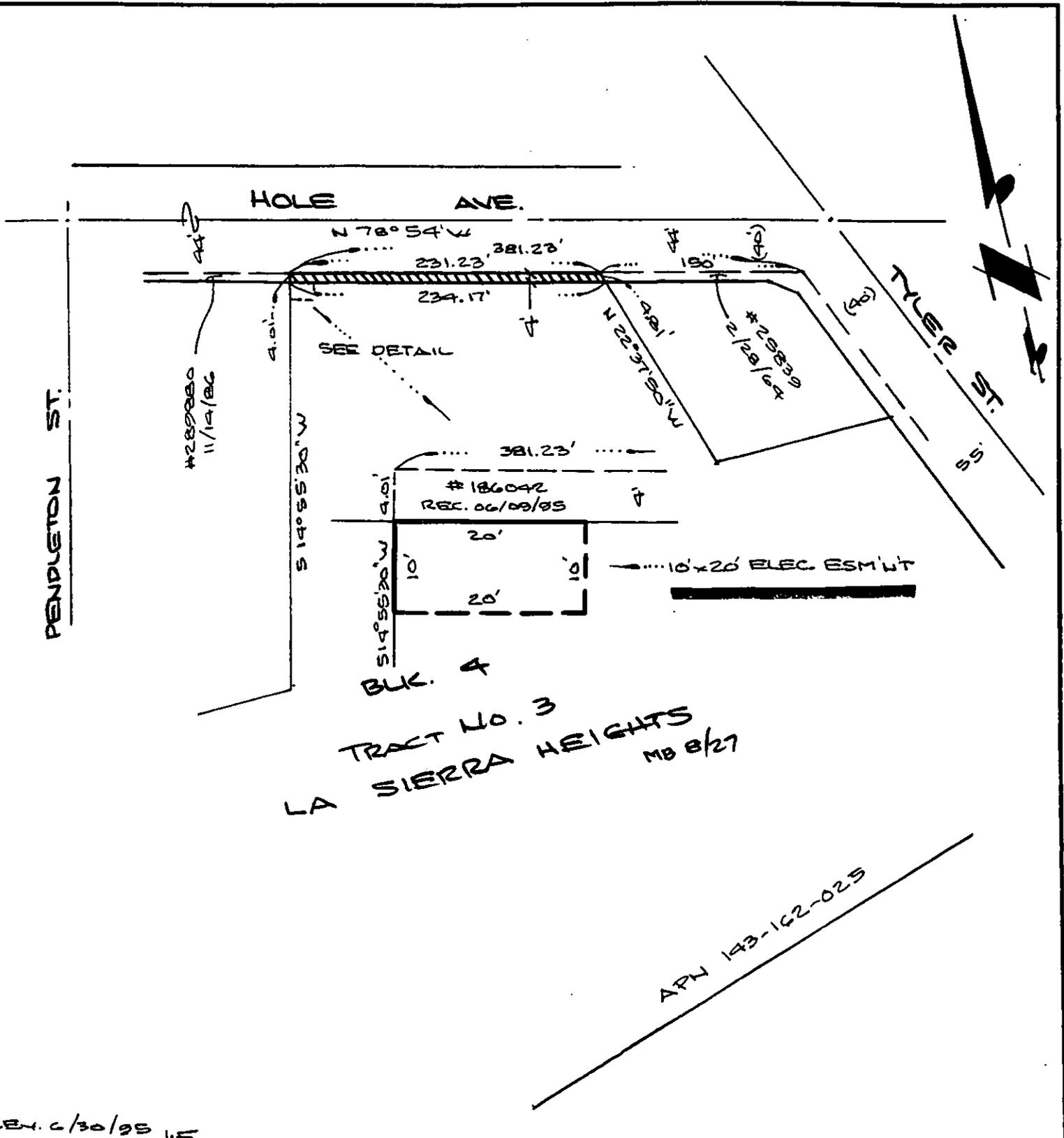
The party(ies) executing this document is/are representing:

State of Colorado
County of Jefferson

On July 11, 1995, before me Mary A. Erickson, Notary Public, in and for the State of Colorado, personally appeared Robert S. Downs proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal. _____

Mary A. Erickson
Notary Public



REV. 6/30/95 WF

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

6/28/95
65-7

SCALE: 1" = 100'

DRAWN BY WF DATE 4 25 95

SUBJECT CU-021-949