

042314

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

FEB - 6 1997

**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

D-

Project: Lochmoor Drive Extension

**EASEMENT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WELLS FARGO BANK, N. A.**, a national banking association, as Grantor, grants to the **CITY OF RIVERSIDE**, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement for open space and regional/reserve park purposes as a portion of Sycamore Canyon Park, over the real property located in the City of Riverside, County of Riverside, State of California as described in Exhibit "A", attached hereto and incorporated herein by this reference ("Easement Area"), together with all rights necessary and appropriate for the construction, reconstruction, maintenance and repair of a wall or fence on the easterly boundary of said Easement Area consistent with the boundary fencing provided elsewhere in the Sycamore Canyon Park.

By exercising the rights herein granted, Grantee agrees to and shall protect, defend, and hold Grantor and its officers and employees completely harmless from and against any and all liabilities, losses, suits, claims, judgments, fines or demands arising by reason of injury to or death of any person or damage to any property, including all reasonable costs for investigation and defense thereof (including but not limited to reasonable attorneys' fees, court costs, and expert fees), arising out of or incident to the use of the Easement Area, unless such injury, death or damage is caused by the sole negligence or willful misconduct of Grantor or its officers, employees or agents. Grantor shall give to Grantee reasonable notice of any such claims or actions. Grantee shall also use counsel reasonably acceptable to Grantor in carrying out its obligations hereunder. The provisions of this paragraph

shall survive the termination of this Easement as to any claims or demands asserted against either party within five (5) years following the date of such expiration except for any claim or action tolled by action of law.

This Easement shall expire and automatically terminate upon recordation in the Office of the Recorder of Riverside County, California, of a grant deed conveying to Grantee fee title to the lands included within the Easement Area.

IN WITNESS WHEREOF, Grantor has caused this Easement Deed to be duly executed by its duly authorized officers this            day of October, 1996.

WELLS FARGO BANK, N.A., a national banking association

By Cultis Mallegni

Print Name CULTIS MALLEGNI

Title VICE PRESIDENT

By Judy Alvesthal

Print Name Judy Alvesthal

Title AVP

State of California

County of San Francisco

On October 15, 1996 before me, Mark J. Trupiano, Notary Public

personally appeared Curtis Mallegni, Judy A. Westphal

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.

Mark J. Trupiano  
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: \_\_\_\_\_

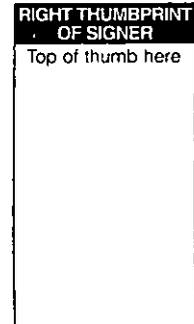
- Individual
- Corporate Officer  
Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



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: \_\_\_\_\_

~~State of California )  
 ) ss  
County of \_\_\_\_\_ )~~

~~On \_\_\_\_\_, before me, the undersigned,  
a Notary Public in and for said State, personally appeared~~

~~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.~~

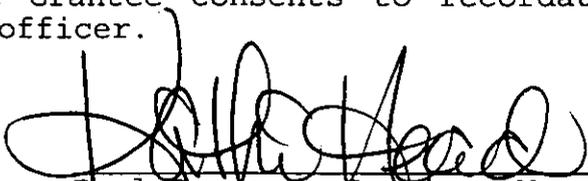
~~WITNESS my hand and official seal.~~

~~\_\_\_\_\_  
Signature~~

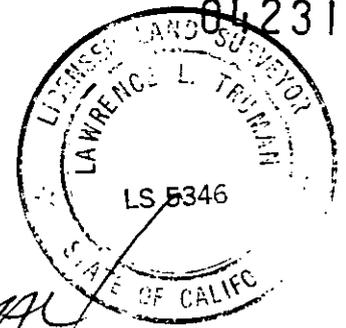
**CERTIFICATE OF ACCEPTANCE**  
(Government Code §27281)

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: 2/27/97

  
\_\_\_\_\_  
Real Property Services Manager  
of the City of Riverside

**APPROVED AS TO FORM**  
  
\_\_\_\_\_  
ASST. CITY ATTORNEY



*Lawrence L. Truman*

Prepared under the supervision of:  
Lawrence L. Truman, L.S. #5346  
Expires 12/31/99  
KEITH INTERNATIONAL, INC.  
22690 Cactus Avenue, Suite 300  
Moreno Valley, CA 92553  
(909) 653-0234

DESCRIPTION APPROVAL *E.P. [Signature]*  
*[Signature]* by *[Signature]*  
SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "A"  
LEGAL DESCRIPTION

A PORTION OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST AND SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

BEGINNING AT THE SOUTHERLY TERMINUS OF THE COURSE IN THE EASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN INSTRUMENT #333372, O.R., RECORDED 12/30/86 BEING SOUTH 38° 48' 52" WEST, 51.20 FEET;

THENCE ALONG SAID EASTERLY LINE NORTH 38° 48' 52" EAST, 51.20 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID LINE NORTH 43° 23' 45" WEST, 159.30 FEET;

THENCE ALONG SAID LINE NORTH 04° 47' 32" EAST, 358.73 FEET ;

THENCE ALONG SAID LINE NORTH 41° 49' 26" EAST, 405.55 FEET TO A POINT HEREIN AFTER REFERRED TO AS POINT "A";

THENCE SOUTH 29° 41' 45" WEST, 88.33 FEET;

THENCE SOUTH 09° 05' 02" WEST, 140.94 FEET;

THENCE SOUTH 03° 37' 47" WEST, 424.10 FEET;

THENCE SOUTH 35° 44' 44" WEST, 167.93 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2.50 ACRES, MORE OR LESS.

PARCEL "B"

BEGINNING AT SAID POINT "A", AS REFERRED TO IN THE ABOVE PARCEL "A";

THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 42° 41' 26" WEST, 121.70 FEET;

THENCE ALONG SAID LINE NORTH 15° 02' 33" EAST, 449.72 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B";

THENCE SOUTH 10° 53' 35" WEST, 61.53 FEET;

THENCE SOUTH 08° 17' 41" WEST, 149.19 FEET;

THENCE SOUTH 00° 11' 28" WEST, 315.72 FEET TO SAID POINT "A" AND SAID POINT OF BEGINNING.

CONTAINING 0.41 ACRES, MORE OR LESS.

PARCEL "C"

BEGINNING AT SAID POINT "B", AS REFERRED TO IN THE ABOVE PARCEL "B";

THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 51° 18' 59" WEST, 413.60 FEET;

THENCE ALONG SAID LINE NORTH 78° 38' 13" WEST, 284.35 FEET;

THENCE ALONG SAID LINE NORTH 20° 12' 49" EAST, 518.07 FEET;

THENCE ALONG SAID LINE NORTH 44° 27' 23" EAST, 274.96 FEET;

THENCE ALONG SAID LINE SOUTH 89° 40' 06" EAST, 71.33 FEET;

THENCE SOUTH 19° 30' 31" WEST, 95.45 FEET;

THENCE SOUTH 12° 03' 55" WEST, 225.57 FEET;

THENCE SOUTH 05° 09' 45" EAST, 211.20 FEET;

THENCE SOUTH 12° 26' 38" EAST, 169.45 FEET;

THENCE SOUTH 22° 15' 37" EAST, 155.20 FEET;

THENCE SOUTH 36° 32' 59" EAST, 207.30 FEET TO SAID POINT "B" AND SAID POINT OF BEGINNING.

CONTAINING 4.69 ACRES. MORE OR LESS.

THIS DESCRIPTION ALSO BEING SHOWN ON THE ATTACHED EXHIBIT "B" AND HEREBY BEING MADE A PART THEREOF.

# EXHIBIT "B"

SCALE 1" = 300'

RS 77159-63

EL'Y LINE  
INST. # 333372  
REC. 12/30/86

T. 2 S. R. 4 W.

32 33

N 89° 11' 58" W 1300.80

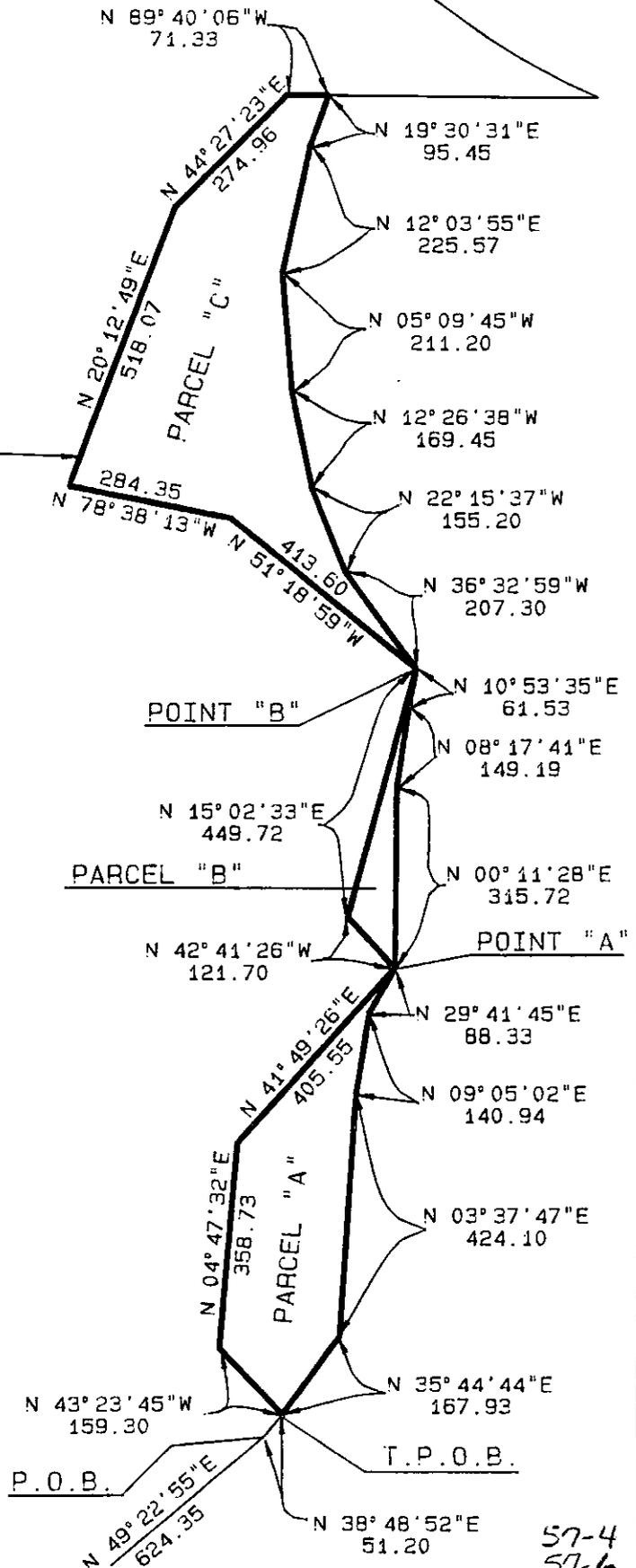
5 4

T. 3 S. R. 4 W.



PREPARED UNDER THE SUPERVISION OF:  
LAWRENCE L. TRUMAN, LS 5346  
KEITH INTERNATIONAL, INC.  
22690 CACTUS AVE. #300  
MORENO VALLEY, CA 92557  
PH. 909-653-0234

N 00° 38' 58" E 2936.93



57-4  
57-6