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When recorded mail to:

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

DOC # 2000-486540

12/07/2000 08:00A Fee:27.00

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



FREE RECORDING

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

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FOR RECORDER'S OFFICE USE ONLY

Project: *Tract 29405-1*
Offsite Electric Easement

D - 14629

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HARRISON/JACKSON, a California Limited 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 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 *electrical energy distribution facilities*.

Dated 10/10/00

**HARRISON/JACKSON, a California
Limited Partnership**

By: [Signature]

Title: Kim L LLC General Partner

By: [Signature]

Title: Kim L LLC General Partner

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY



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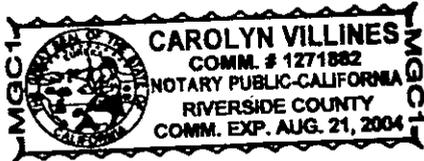
GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On 10/17/00 before me Carolyn Villines, Notary Public

a Notary Public in and for said State, personally appeared Michael A Conway and Kirk David Kowalski

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 of Carolyn Villines

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:

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 10/24/00

Signature of John Head, Real Property Services Manager of the City of Riverside



"EXHIBIT A"
3' P.U.E.

THOSE PORTIONS OF PARCEL 1 OF PARCEL MAP NO. 12935, AS SHOWN BY MAP ON FILE IN BOOK 61 OF PARCEL MAPS AT PAGES 26 AND 27 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 15 IN TRACT 29405-1, AS SHOWN BY MAP ON FILE IN BOOK 298 OF MAPS AT PAGES 90 AND 92 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 40.00 FEET, A RADIAL LINE AT SAID POINT BEARS NORTH 05°11'10" WEST;

THENCE NORTH 10°42'00" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 15, A DISTANCE OF 3.01 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 43.00 FEET, A RADIAL LINE AT SAID POINT BEARS SOUTH 05°34'18" EAST;

THENCE EASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 43.00 FEET, THROUGH A CENTRAL ANGLE OF 61°34'18", AN ARC DISTANCE OF 46.21 FEET;

THENCE SOUTH 34°00'00" EAST, A DISTANCE OF 39.33 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 43.00 FEET;

THENCE SOUTHERLY, ALONG LAST MENTIONED CURVE HAVING A RADIUS OF 43.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 67.54 FEET;

THENCE SOUTH 56°00'00" WEST, A DISTANCE OF 274.68 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 12.00 FEET;

THENCE WESTERLY, ALONG SAID CURVE HAVING A RADIUS OF 12.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 18.85 FEET;

THENCE NORTH 34°00'00" WEST, A DISTANCE OF 0.81 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1.00 FOOT;



THENCE WESTERLY, ALONG SAID CURVE HAVING A RADIUS 1.00 FOOT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 1.57 FEET;

THENCE SOUTH 56°00'00" WEST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 34°00'00" WEST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 56°00'00" WEST, A DISTANCE OF 135.58 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ADMIRALTY COURT, LOT "C", (14.00 FOOT HALF WIDTH) AS SHOWN ON SAID TRACT 29405-1, SAID POINT BEING ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5.00 FEET, A RADIAL LINE AT SAID POINT BEARS NORTH 79°34'41" EAST;

THENCE NORTHERLY, ALONG SAID CURVE HAVING A RADIUS OF 5.00 FEET, THROUGH A CENTRAL ANGLE OF 66°25'19", AN ARC DISTANCE OF 5.80 FEET, TO THE MOST NORTHERLY CORNER OF SAID LOT C, SAID CORNER BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ADMIRALTY CIRCLE, "LOT A" (30.00 FEET WIDE), AS SHOWN ON SAID MAP OF TRACT 29405-1;

THENCE NORTH 56°00'00" EAST, A DISTANCE OF 134.00 FEET;

THENCE SOUTH 34°00'00" EAST (RADIALLY), A DISTANCE OF 4.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 4.00 FEET;

THENCE EASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 4.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 6.28 FEET;

THENCE SOUTH 34°00'00" EAST, A DISTANCE OF 0.81 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 9.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 9.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 14.14 FEET;

THENCE NORTH 56°00'00" EAST, A DISTANCE OF 274.68 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 40.00 FEET;

THENCE NORTHERLY, ALONG SAID CURVE HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET;



THENCE NORTH 34°00'00" WEST, A DISTANCE OF 39.33 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 40.00 FEET;

THENCE WESTERLY, ALONG LAST MENTIONED CURVE HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 61°11'10", AN ARC DISTANCE OF 42.72 FEET TO THE POINT OF BEGINNING.

THE PRECEDING NINE (9) COURSES BEING ALONG THE SOUTHERLY, SOUTHEASTERLY, EASTERLY, AND NORTHEASTERLY RIGHT-OF-WAY LINES OF SAID ADMIRALTY CIRCLE.

PARCEL 2

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ADMIRALTY CIRCLE, "LOT A" (30.00 FEET WIDE) AS SHOWN ON SAID TRACT 29405-1 WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON STREET (50.00 FOOT HALF WIDTH);

THENCE NORTH 56°00'00" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID ADMIRALTY CIRCLE, A DISTANCE OF 68.00 FEET TO THE MOST WESTERLY CORNER OF LOT C (ADMIRALTY COURT), AS SHOWN ON SAID TRACT 29405-1, SAID CORNER BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 5.00 FEET;

THENCE EASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 5.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 7.85 FEET;

THENCE SOUTH 34°00'00" EAST, A DISTANCE OF 45.00 FEET;

THENCE NORTH 56°00'00" EAST, A DISTANCE OF 14.00 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF SAID LOT C (ADMIRALTY COURT);

THE PRECEDING THREE (3) COURSES BEING ALONG THE SOUTHWESTERLY AND SOUTHEASTERLY RIGHT-OF-WAY LINES OF SAID LOT C (ADMIRALTY COURT);

THENCE SOUTH 34°00'00" EAST, ALONG THE SOUTHEASTERLY PROLONGATION OF THE LAST MENTIONED CENTERLINE, A DISTANCE OF 3.00 FEET;

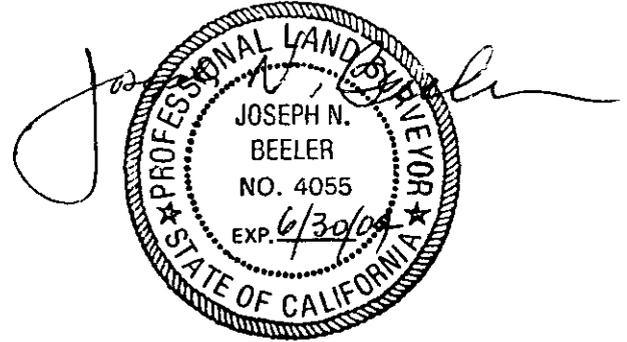
THENCE SOUTH 56°00'00" WEST, A DISTANCE OF 17.00 FEET;

THENCE NORTH 34°00'00" WEST, A DISTANCE OF 50.00 FEET;



THENCE SOUTH 56°00'00" WEST, A DISTANCE OF 70.00 FEET, TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY OF SAID JACKSON STREET (50.00 FOOT HALF WIDTH);

THENCE NORTH 34°00'00" WEST, ALONG LAST MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.



DESCRIPTION APPROVAL 2/24/09
Walter R. Ince
SURVEYOR, CITY OF RIVERSIDE



