

43512

When recorded mail to:

City Clerk's Office - City Hall

3711 Orange Street

Riverside, California 92501

Tyler Mall

DOCUMENTARY TRANSFER TAX
 \$ _____ None
 Signature *[Signature]*
 CITY OF RIVERSIDE

CITY DEED NO. _____

My duties provided from 4-1-65. Book and page no longer assigned. Identify by account number and year of filing.

RECEIVED FOR RECORD

MAY 8 1970

15th. Post 3 of Clock M

At Request of CITY CLERK

Recorded in Official Records of Riverside County, California

[Handwritten Signature]

REC'D

7081

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM

[Signature]
DEPUTY CLERK

PUBLIC UTILITIES
EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, _____

BROADWAY-HALE STORES INC., a Delaware Corporation

as Grantor, grant(s) to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, a perpetual easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of _____
public utility facilities

together with all necessary appurtenances, in, under, upon, over and along that certain real property situated in the County of Riverside, State of California, described as follows:

All those portions of Lots 3, 4, 5, 6, 11, 12, 13, and 14 in Block 27 of the Lands of the Riverside Land And Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

PARCEL I

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

Commencing at the most westerly corner of Parcel 1 of Record of Survey on file in Book 44, Page 78 of Records of Survey, Records of Riverside County, California; said corner also being a 2 inch iron pipe set in a line that is parallel with and distant 55.00 feet northeasterly, as measured at right angles to the centerline of Tyler Avenue:

Thence South 34° 00' 00" East, along said parallel line, 652.41 feet to the TRUE POINT OF BEGINNING:

Thence North 56° 00' 00" East, 365.25 feet to a point hereinafter referred to as Point "A";

Thence continuing North 56° 00' 00" East, 410.00 feet to a point hereinafter referred to as Point "B";

Thence South 34° 00' 00" East, 193.00 feet to a point hereinafter referred to as Point "C";

Thence continuing South 34° 00' 00" East, 145.00 feet.

Thence North 56° 00' 00" East, 212.00 feet to the beginning of a tangent curve, concave to the south and having a radius of 50.00 feet;

Tyler Mall P4E'6

DESCRIPTION APPROVAL

[Signature]

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Thence northerly, easterly and southerly along said curve, through a central angle of 90° 00' 00", an arc length of 78.54 feet;
 Thence South 34° 00' 00" East, 301.00 feet;
 Thence South 56° 00' 00" West, 226.00 feet to a point hereinafter referred to as Point "E";
 Thence South 34° 00' 00" East, 165.02 feet to a point hereinafter referred to as Point "F";
 Thence continuing South 34° 00' 00" East, 118.98 feet to a point hereinafter referred to as Point "G";
 Thence South 56° 00' 00" West, 446.00 feet;
 Thence North 34° 00' 00" West, 4.25 feet to a point hereinafter referred to as Point "H";
 Thence South 24° 30' 45" West, 261.32 feet;
 Thence South 56° 00' 00" West, 19.41 feet to a point hereinafter referred to as Point "I";
 Thence continuing South 56° 00' 00" West, 123.00 feet to said parallel line which is distant 55.00 feet northeasterly as measured at right angles to the centerline of Tyler Avenue and to the END of this centerline description.

PARCEL 2

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:
 BEGINNING at Point "A"; hereinbefore described;
 Thence South 34° 00' 00" East, 229.50 feet to a point hereinafter referred to as Point "K";
 Thence continuing South 34° 00' 00" East, 475.50 feet to a point hereinafter referred to as Point "J";
 Thence continuing South 34° 00' 00" East, 263.75 feet to Point "H", hereinbefore described and the END of this centerline description.

PARCEL 3

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:
 BEGINNING at Point "B" hereinbefore described;
 Thence North 34° 00' 00" West, 286.30 feet to a point hereinafter referred to as Point "L";
 Thence continuing North 34° 00' 00" West, 22.20 feet;
 Thence North 11° 00' 00" East, 226.78 feet;
 Thence North 56° 00' 00" East, 96.62 feet;
 Thence North 34° 00' 00" West, 74.49 feet to a point hereinafter referred to as Point "M" and the END of this centerline description.

PARCEL 4

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:
 BEGINNING at Point "M", hereinbefore described;
 Thence North 56° 00' 00" East, 159.00 feet;
 Thence South 34° 00' 00" East, 75.00 feet to the END of this centerline description.

PARCEL 5

A strip of land 20.00 feet in width, the centerline of said strip being described as follows:
 BEGINNING at Point "M" hereinbefore described;
 Thence South 56° 00' 00" West, 58.90 feet to the END of this centerline description.

PARCEL 6

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:
 BEGINNING at Point "G", hereinbefore described;
 Thence South 34° 00' 00" East, 56.00 feet;
 Thence South 62° 51' 00" East, 460.04 feet to the beginning of a tangent curve, concave to the north and having a radius of 50.00 feet;
 Thence southeasterly along said curve through a central angle of 61° 09' 00" an arc length of 53.46 feet to the END of this centerline description.

PARCEL 7

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

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BEGINNING at Point "I" hereinbefore described;
Thence South 44° 32' 45" East, 186.55 feet to the beginning of a tangent curve concave to the west and having a radius of 25.00 feet;
Thence southerly along said curve through a central angle of 100° 32' 46" an arc length of 43.86 feet to the END of this centerline description.

PARCEL 8

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:
BEGINNING at Point "J", hereinbefore described;
Thence North 56° 00' 00" East, 56.00 feet to the END of this centerline description.

PARCEL 9

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:
BEGINNING at Point "K" hereinbefore described;
Thence North 56° 00' 00" East, 56.00 feet to the END of this centerline description.

PARCEL 10

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:
BEGINNING at Point "C" hereinbefore described;
Thence South 56° 00' 00" West, 29.00 feet to the END of this centerline description.

PARCEL 11

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:
BEGINNING at Point "E", hereinbefore described;
Thence North 34° 00' 00" West, 40.00 feet;
Thence North 84° 38' 54" West, 32.33 feet to the END of this centerline description. The sidelines of the last mentioned strip are to be lengthened or shortened so as to terminate in a line bearing North 34° 00' 00" West.

PARCEL 12

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:
BEGINNING at Point "F" hereinbefore described;
Thence South 56° 00' 00" West, 65.00 feet to the END of this centerline description.

PARCEL 13

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:
BEGINNING at Point "H", hereinbefore described;
Thence South 34° 00' 00" East, 26.25 feet to the END of this centerline description.

PARCEL 14

A strip of land 20.00 feet in width, the centerline of said strip being described as follows:
BEGINNING at Point "L" hereinbefore described; said Point "L" being the beginning of a tangent curve concave to the south and having a radius of 40.00 feet;
Thence northerly and westerly along said curve through a central angle of 90° 00' 00", an arc length of 62.83 feet;
Thence South 56° 00' 00" West, 38.00 feet;
Thence South 24° 00' 00" West, 33.00 feet to the END of this centerline description. The sidelines of the last mentioned strip are to be lengthened or shortened so as to terminate in a line bearing North 34° 00' 00" West.

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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 public utilities facilities

Provided, however, that the Grantor reserves the right to use and enjoy the land over which said easement and right-of-way is granted, for any purpose and in any manner which does not interfere with or impair the right of the Grantee to use said easement and right-of-way.

Dated _____

BROADWAY-HALE STORES INC.
 a Delaware Corporation
 BY E. W. Ballard
 EXECUTIVE VICE PRESIDENT

BY _____

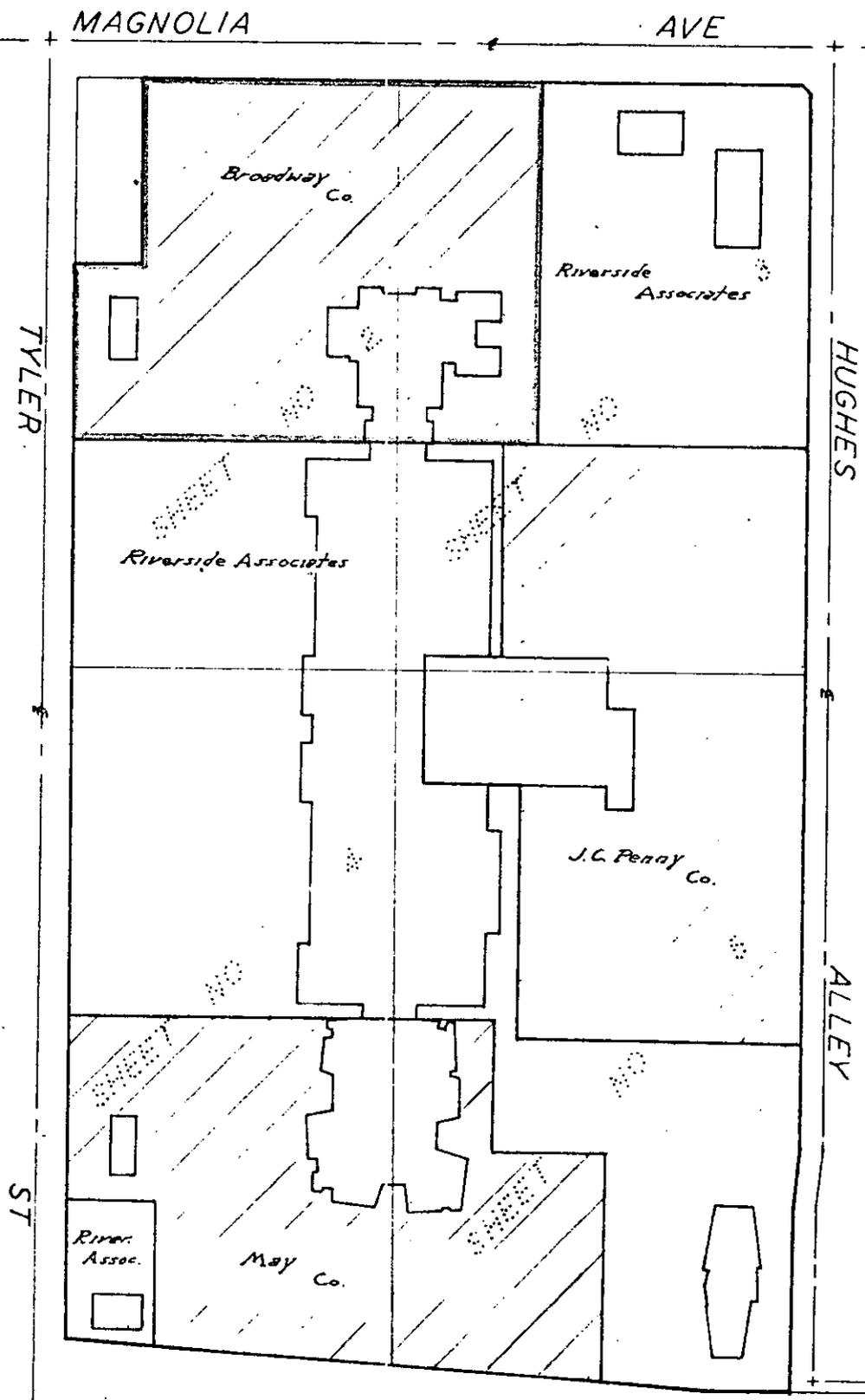
CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated May 4, 1970 from Broadway-Hale Stores Inc., a Delaware Corporation for Portions Lots 8, 45, 6, 11, 12, 13 and 14 in Block 27 of Tract of City of Riverside - Map No. 1, Page 70 of Map, San Bern Co. Records to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Instr. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated May 8, 1970

[Signature]
 Property Services Manager

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CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT

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

SCALE: 1" = 100'

DRAWN 4-6-70 BY J.L.J.

SUBJECT: Utility and property line map of Tyler Mall

F.S. SHEET 15

MAGNOLIA

AVE

N 56° E

Most Wly cor Parcel 1

43512

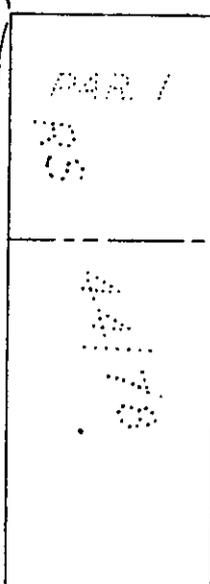
TYLER

652.41

N 34° W

True Point of Beginning

ST



MATCH LINE SEE SHEET 3

LOT 3

T. B. A.

LOT 4

BROADWAY

Parcel 1

P.A.

N 56° E

365.25

410.00

20.00

LOT 5

BUILDING

BUILDING

LOT 6

Parcel 2

P.A.

N 56° E

PARCEL 9

20.00

"F"

"D"

MATCH LINE

SEE SHEET 4

CITY OF RIVERSIDE, CALIFORNIA

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SHEET

2

SCALE: 1" = 47.5'

DRAWN 4-3-70 BY J.L.J.

SUBJECT TYLER MALL PUES

5 SHEETS

MAGNOLIA AVE.

N 56° E

43512

LOT 4

LOT 3



PARCEL 5

PARCEL 4

Pt M



SHOPS

USG°E

20.00

N 86° E 96.62

$\Delta = 90^\circ$
 $L = 62.83$
 $R = 40.00$

PARCEL 14

PARCEL 3

22.20

Pt L

MATCH LINE
SEE SHEET 2

BROADWAY

PARCEL 13

Pt B

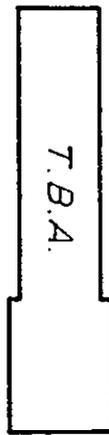
416.00

USG°E

BUILDING
PARCEL 10
"D"

PARCEL 1

LOT 6



T.B.A.

Pt C

193.00

USG°E

145.00

20.00

N 56° E 212.00

$\Delta = 90^\circ$
 $L = 18.64$
 $R = 50'$

J.C. PENNEY

20.00

MATCH LINE

SEE SHEET 5

HUGHES ALLEY

CITY OF RIVERSIDE, CALIFORNIA

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SHEET

3

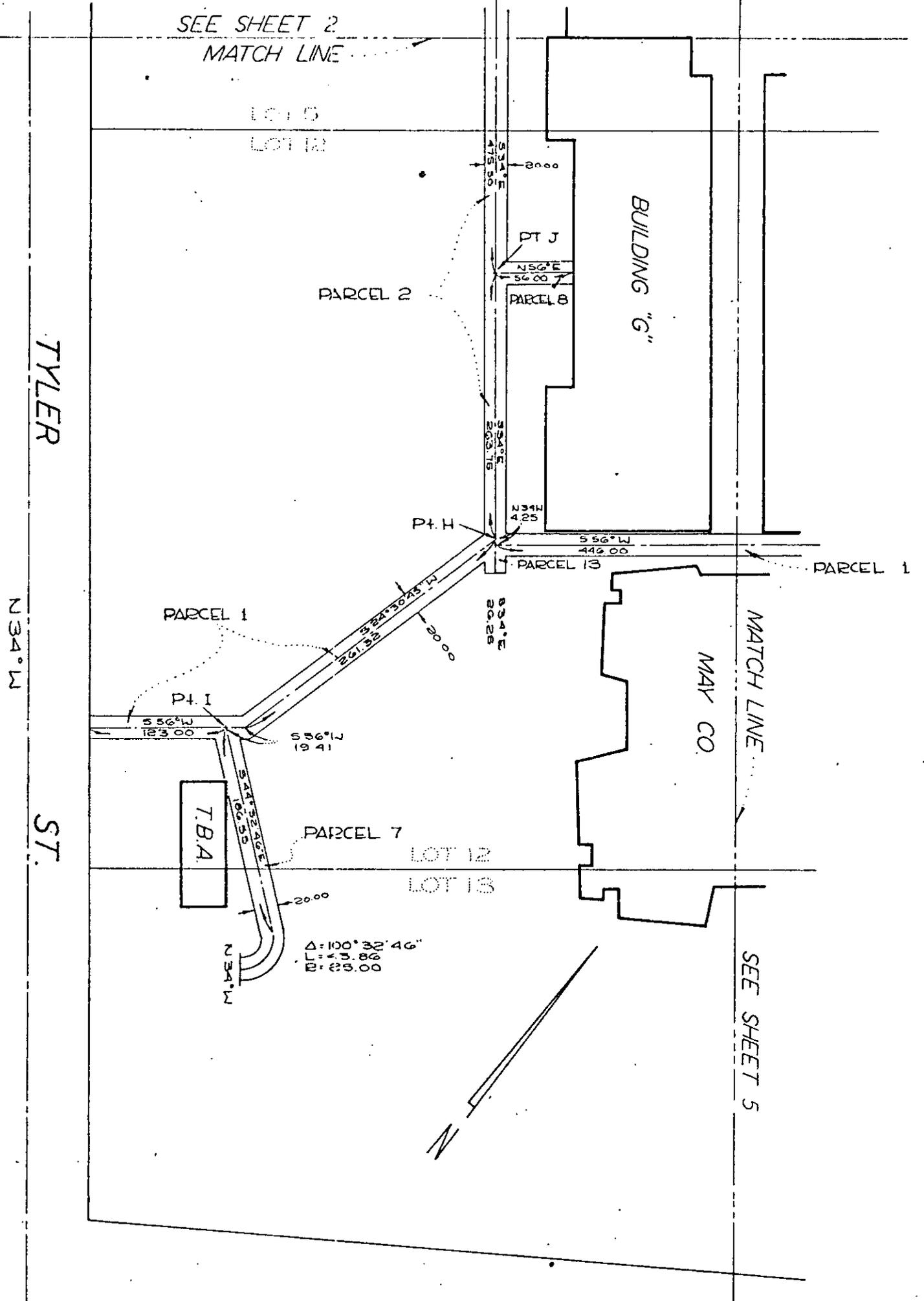
SCALE: 1" = 100'

DRAWN 4 3 TO BY ME

SUBJECT TYLER MALL PUE'S

OF 5 SHEETS

43512



CITY OF RIVERSIDE, CALIFORNIA

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SHEET

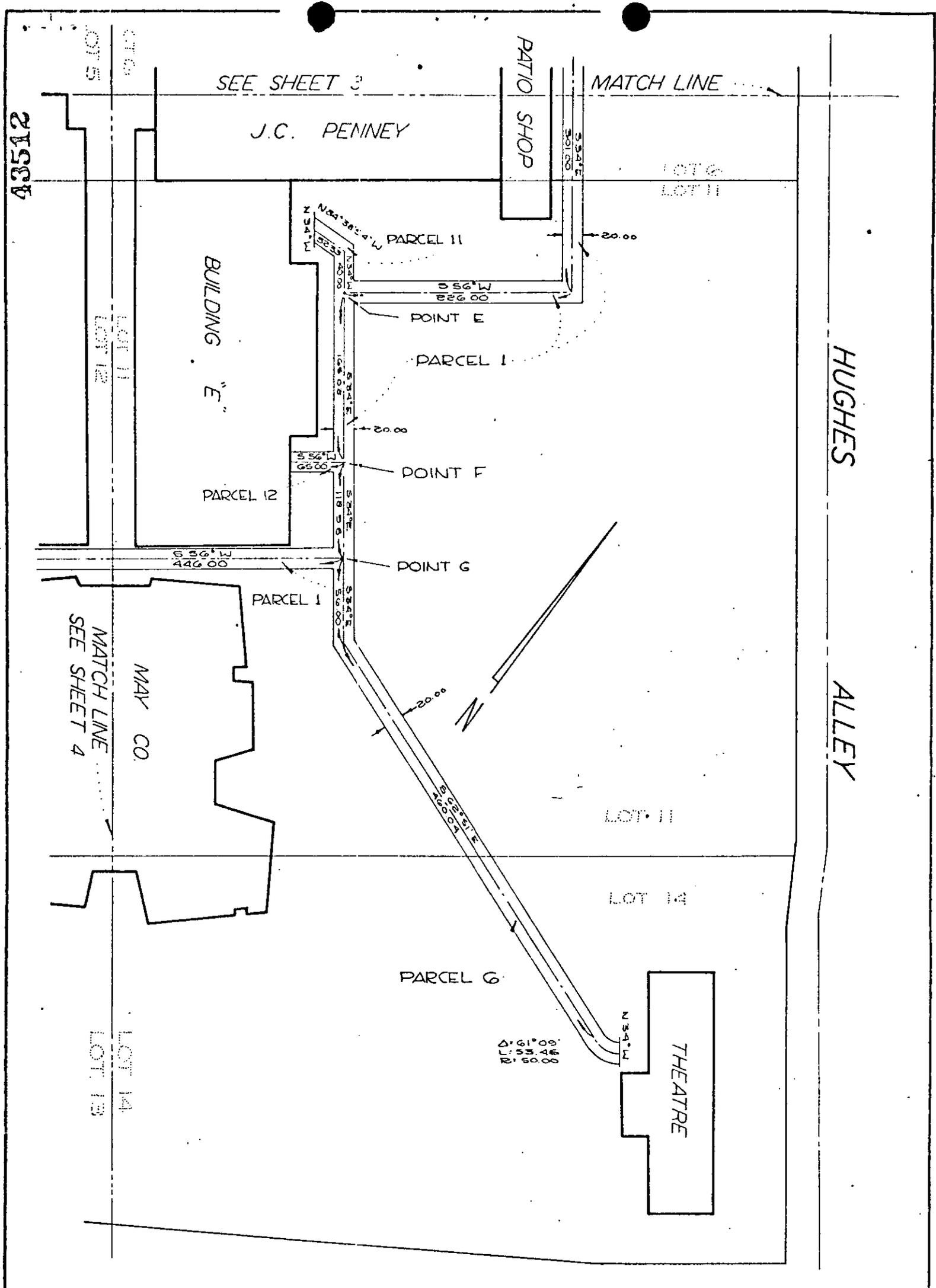
4

SCALE: 1" = N.T.S.

DRAWN 4 6 70 BY M.E.

SUBJECT TYLER MALL PUE'S

OF 5 SHEETS



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT

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SHEET 5 OF 5 SHEETS

SCALE: 1" = 20' DRAWN BY G. TOBY SUBJECT: TYPED MAIL PUE'S