

When recorded mail to:
 Property Services Division
 City of Riverside
 City Hall
 3711 Orange St.
 Riverside, Calif. 92501
 P.U. Easement - Tyler Mall

66417

DOCUMENTARY TRANSFER TAX
 \$ None
 Signature Ann Rice
 CITY OF RIVERSIDE

CITY DEED NO. _____

**PUBLIC
 UTILITIES
 EASEMENT**

APPROVED AS TO FORM
Hyun R. Cliff
 DEPUTY CITY CLERK

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, _____
 COMPANY,
J. C. PENNEY/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
utilities facilities (water pipeline and appurtenances)

DESCRIPTION APPROVED
 PUBLIC UTILITIES DEPT.
 BY Ann Rice

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 that portion 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 Ber-
 nardino County, California, described as follows:

PARCEL 1
 A strip of land, 20.00 feet in width, the centerline of said
 strip being described as follows:
 Commencing at the intersection of the centerlines of Ubrun Place
 and Tyler Street;
 Thence North 34°00'00" West, along said centerline of Tyler
 Street, 1055.00 feet;
 Thence North 56°00'00" East, 390.00 feet to the TRUE POINT OF
 BEGINNING; said point hereinafter referred to as Point "A";
 Thence South 59°56'12" East, 61.16 feet;
 Thence South 34°00'00" East, 34.41 feet to a point hereinafter
 referred to as Point "B";
 Thence continuing South 34°00'00" East, 303.59 feet;
 Thence North 56°00'00" East, 176.83 feet to a point hereinafter
 referred to as Point "C";
 Thence continuing North 56°00'00" East, 241.42 feet;
 Thence North 34°00'00" West, 193.00 feet to a point hereinafter
 referred to as Point "D";

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Microfilm recording from 4-1-65. Book and page
 no longer assigned. Identify by account number
 and year of filing.

RECEIVED FOR RECORD
 JUL 10 1970
 40 Min. Past 10 o'clock A.M.
 At Request of
 CITY CLERK

Recorded in Official Records
 of Riverside County, California

W.H. Dalglish
 Recorder
 FEE \$

INDEXED
 7153

FOR RECORDER'S OFFICE USE ONLY

DESCRIPTION APPROVAL
 by George P. Hutchinson 5/7/70 by B.S.
 Surveyor
 7153

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Thence continuing North 34°00'00" West, 34.1 feet to a point hereinafter referred to as Point "E";
 Thence continuing North 34°00'00" West, 65.87 feet;
 Thence North 3°55'53" West, 109.77 feet;
 Thence North 34°00'00" West, 167.74 feet to a point hereinafter referred to as Point "F";
 Thence continuing North 34°00'00" West, 112.26 feet to a point hereinafter referred to as Point "G";
 Thence North 56°00'00" East, 210.00 feet;
 Thence North 34°00'00" West, 27.74 feet to a point hereinafter referred to as Point "H";
 Thence continuing North 34°00'00" West, 132.26 feet;
 Thence North 5°03'07" West, 91.42 feet;
 Thence North 34°00'00" West, 80.74 feet to a point hereinafter referred to as Point "I";
 Thence continuing North 34°00'00" West, 81.39 feet;
 Thence South 56°00'00" West, 284.25 feet to a point hereinafter referred to as Point "J";
 Thence North 34°00'00" West, 336.36 feet to a point hereinafter referred to as Point "K";
 Thence continuing North 34°00'00" West, 323.51 feet to a point hereinafter referred to as Point "L";
 Thence South 56°00'00" West, 78.84 feet to a point hereinafter referred to as Point "M";
 Thence continuing South 56°00'00" West, 326.16 feet;
 Thence South 34°00'00" East, 58.63 feet to a point hereinafter referred to as Point "N";
 Thence continuing South 34°00'00" East, 203.37 feet;
 Thence South 7°26'06" East, 145.34 feet;
 Thence South 34°00'00" East, 33.41 feet to a point hereinafter referred to as Point "O";
 Thence continuing South 34°00'00" East, 346.90 feet to a point hereinafter referred to as Point "P";
 Thence continuing South 34°00'00" East, 327.10 feet to a point hereinafter referred to as Point "Q";
 Thence continuing South 34°00'00" East, 237.59 feet to the TRUE POINT OF BEGINNING.

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 56°00'00" West, 335.00 feet to the northeasterly line of Tyler Street 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 56°00'00" East, 27.50 feet to 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 "C" hereinbefore described;
 Thence North 34°00'00" West, 25.07 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 "D" hereinbefore described;
 Thence North 56°00'00" East, 415.71 feet to a point hereinafter referred to as Point "R";

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Thence continue North 56°00'00" East, 55.74 feet to the south-westerly line of Hughes Alley and 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 "R" hereinbefore described;
Thence South 34°00'00" East, 39.76 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:

BEGINNING at Point "E" hereinbefore described;
Thence South 56°00'00" West, 26.75 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 "F" hereinbefore described;
Thence South 56°00'00" West, 26.25 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 "G" hereinbefore described;
Thence North 34°00'00" West, 33.00 feet;
Thence South 56°00'00" West, 20.75 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 "H" hereinbefore described;
Thence North 56°00'00" East, 24.75 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 "I" hereinbefore described;
Thence South 56°00'00" West, 39.50 feet to the END of this centerline description.

PARCEL 12

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 South 56°00'00" West, 19.64 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 "K" hereinbefore described;
Thence South 56°00'00" West, 21.55 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;

Thence North 34°00'00" West, 133.00 feet to a point hereinafter referred to as Point "S";

Thence continuing North 34°00'00" West, 158.61 feet to the southeasterly line of Magnolia Avenue and the END of this centerline description.

PARCEL 15

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

BEGINNING at Point "S" hereinbefore described;

Thence North 56°00'00" East, 239.20 feet to the END of this centerline description.

PARCEL 16

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 34°00'00" East, 25.35 feet to the END of this centerline description.

PARCEL 17

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

BEGINNING at Point "N" hereinbefore described;

Thence South 56°00'00" West, 20.05 feet to the END of this centerline description.

PARCEL 18

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

BEGINNING at Point "O" hereinbefore described;

Thence North 56°00'00" East, 28.75 feet to the END of this centerline description.

PARCEL 19

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

BEGINNING at Point "P" hereinbefore described;

Thence North 56°00'00" East, 18.93 feet to the END of this centerline description.

PARCEL 20

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

BEGINNING at Point "Q" hereinbefore described;

Thence North 56°00'00" East, 28.75 feet to the END of this centerline description.

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 underground said / public utilities facilities (water pipeline and appurtenances)

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.

COMPANY,
J. C. PENNEY, INC.,
a Delaware corporation

Dated June 16, 1970

BY F.C. Sears
Vice Pres.

BY E.H. Smith
ASST SECRETARY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated June 16, 1970 from F.C. Sears, Vice President and E.H. Smith, Ass't Sec.

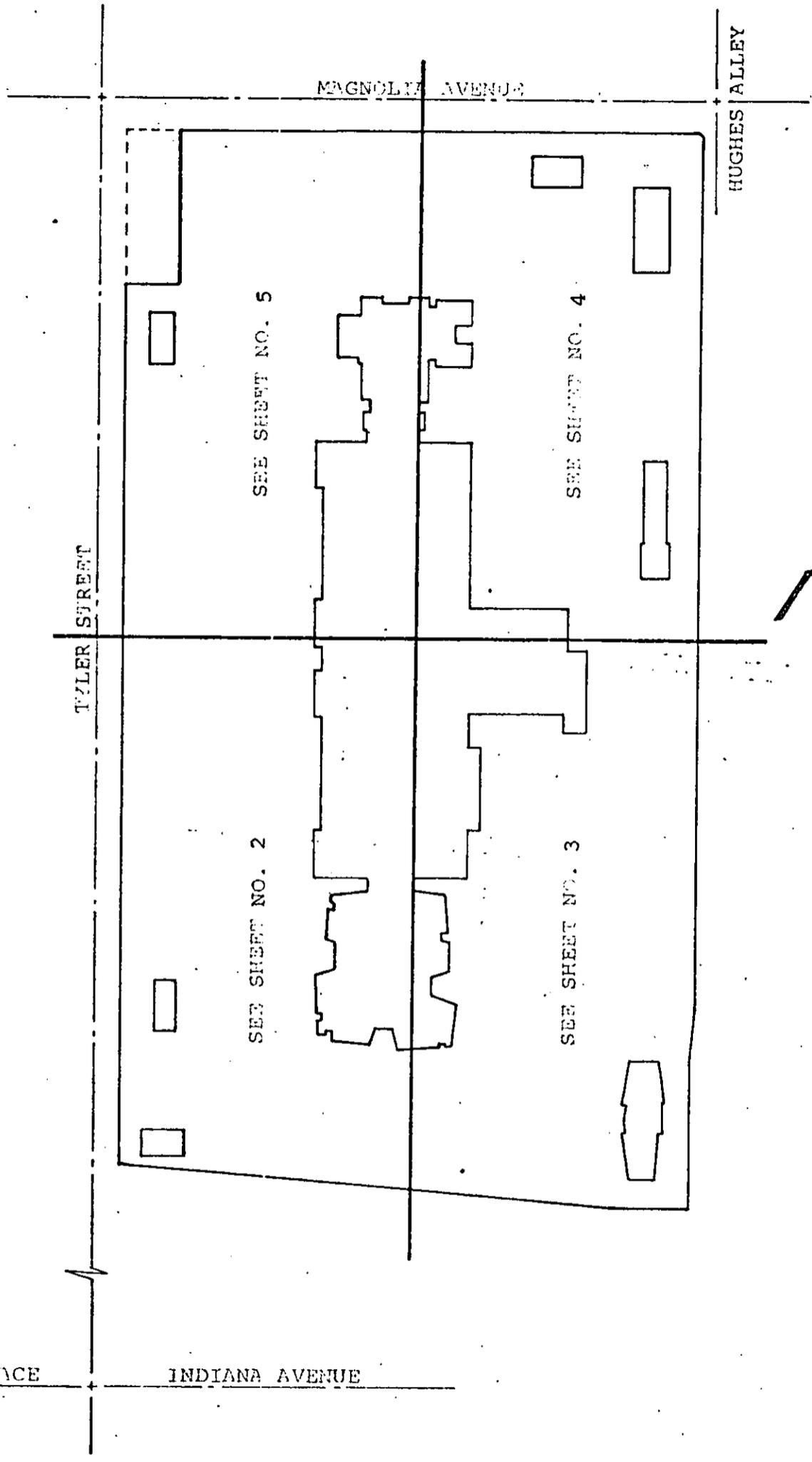
for Por. Lots 3,4,5,6,11,12,13,& 14 in Block 27 of Lands of Riverside Land & Irrigating Co.
Map on file in Book 1, Page 70 of maps, records of San Ber. Co.

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. 123450, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 7/10/70

AM Rice
Property Services Manager

66417



UBRUN PLACE

INDIANA AVENUE

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

OF 5 SHEETS

SCALE: N.T.S.

DRAWN NOV. 1969 BY B.G.W.

SUBJECT TYLER MALL

66417

R. L. & I. CO. LANDS
MB 1/40 SB. CO.
BLOCK 27

TYLER ST.

N. 34° 00' 00" W.
1055'

UBRUN PL.

55'

LOT 5

LOT 12
LOT 13

LOT 9

LOT 11

14

LOT 14

POINT "P"

POINT "Q"

POINT "B"

POINT "A" P.O.B.

POINT "C"

PARCEL 19
N. 56° 00' 00" E
18.93'

PARCEL 1

PARCEL 20
N. 56° 00' 00" E
28.75'

PARCEL 2

PARCEL 3
N. 56° 00' 00" E
27.50'

PARCEL 1

PARCEL 4
N. 34° 00' 00" W.
25.07'

335.00'
N. 56° 00' 00" E 390.00'

S. 34° 00' 00" E 327.10'

237.59'

S. 34° 00' 00" E 303.57'

S. 34° 00' 00" E 303.57'

S. 34° 00' 00" E

N. 56° 00' 00" E

176.83'

241.42'

CITY OF RIVERSIDE, CALIFORNIA

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SHEET

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OF 5 SHEETS

SCALE: N.T.S.

DRAWN NOV 1969 BY B.G.W.

SUBJECT

TYLER MALL

MAGNOLIA AVE.

66417

PARCEL 14

POINT "S"

N 56° 00' 00" E 33.20'

PARCEL 15

POINT "M"

326.16'

S 56° W

POINT "L"

R. L. & I. CO. LANDS
MB 170 S. B. CO.
BLOCK 27

PARCEL 16
S 34° 00' 00" E
25.35'

SHIRLEY ST.

20'
50'

POINT "K"

LOT 3
LOT 6

PARCEL 13
S 56° 00' 00" W.
21.55'

PARCEL 1

N 34° 00' 00" W
336.36'

POINT "J"

PARCEL 12
S 56° 00' 00" W
19.64'

S 56° 00' 00" W
284.25'

HUGHES ALLEY

33'

CITY OF RIVERSIDE, CALIFORNIA

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SHEET
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OF 5 SHEETS

SCALE: NTS DRAWN NOV. 1969 BY BGW SUBJECT TYLER MALL

MAGNOLIA AVE.

66417

R. L. & I. CO. LANDS.
.MB 1/10 S.B. CO.
BLOCK 27

TYLER ST.

N. 34° 00' 00" W.

PARCEL 17
S. 56° 00' 00" W.
20.05'

POINT
'N'

LOT 4

LOT 3

POINT 'O'

PARCEL 18
N. 56° 00' 00" E.
28.75'

PARCEL 1

LOT 5

LOT 6

CITY OF RIVERSIDE, CALIFORNIA

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SHEET

5

SCALE: N.T.S.

DRAWN NOV. 1969 BY B.G.W.

SUBJECT

TYLER MALL

OF 5 SHEETS