

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 25 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."

Handwritten initials or marks.

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DOWNS LEGACY PARTNERS, L.P.**, a California Limited 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:

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

PARCEL 1

A strip of land **10.00 feet wide** in that portion of said Block 4, *the centerline* of said strip being 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 most northerly corner of that certain parcel of land conveyed to Downs Legacy Partners, a California General Partnership by deed recorded September 20, 1993, as Instrument No. 367270 of Official Records of said Riverside County;

THENCE South 14°55'30" West, along said westerly boundary of said parcel conveyed to Downs Legacy Partners, a distance of 14.03 feet to a line which is parallel with and distant 54.00 feet southerly, as measured at right angle, from the centerline of Hole Avenue as shown by said La Sierra Heights Tract No. 3;

THENCE South 78°54'00" East, along said parallel line, 5.01 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 14°55'30" West, 123.00 feet;

THENCE South 18°28'00" East, 70.00 feet to a point hereinafter referred to as "Point A";

THENCE South 71°32'00" West, 20.00 feet;

THENCE South 24°04'34" West, 263.49 feet;

THENCE South 18°28'00" East, 235.50 feet to a point hereinafter referred to as "Point B" and the **END** of this centerline description; said point being in a line which is parallel with and distant 3.75 feet northwesterly, as measured at right angle, from the southeasterly line of said Block 4;

The sidelines of said 10.00 foot wide strip of land shall be lengthened or shortened to terminate northerly in said line parallel with said centerline of Hole Avenue.

PARCEL 2

That portion of said Block 4 described as follows:

COMMENCING at said "Point A" hereinbefore described;

THENCE South 18°28'00" East, 5.00 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 71°32'00" East, 5.00 feet;

THENCE South 18°28'00" East, 10.00 feet;

THENCE South 71°32'00" West, 18.00 feet;

THENCE North 18°28'00" West, 10.00 feet;

THENCE North 71°32'00" East, 13.00 feet to said **TRUE POINT OF BEGINNING**.

PARCEL 3

A strip of land 7.50 feet wide in that portion of said Block 4, *the centerline* of said strip being described as follows:

COMMENCING at said "Point B" hereinbefore described;

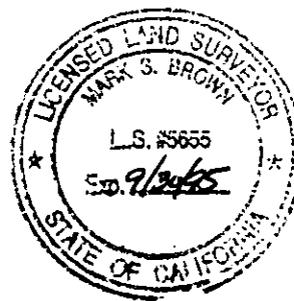
THENCE South 18°28'00" East, 3.75 feet to a line which is parallel with and distant 3.75 feet northwesterly, as measured at right angle, from said southeasterly line of said Block 4;

THENCE South 71°32'00" West, along said parallel line, 5.00 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 71°32'00" East, along said parallel line, 45.00 feet to the **END** of this centerline description.

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

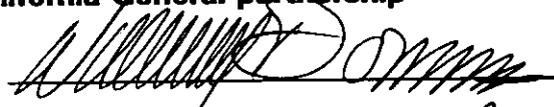
Mark S. Brown 8/9/95 Prep. MF
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/95



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 AUGUST 10 1995

**DOWNNS LEGACY PARTNERS, L.P. a
California Limited Partnership,
who acquired title as:
DOWNNS LEGACY PARTNERS, a
California General partnership**

by 
title MANAGING GENERAL PARTNER
by Robert J. Downs
title PARTNER
by Patricia H. D'Angelo
TITLE PARTNER

GENERAL ACKNOWLEDGEMENT

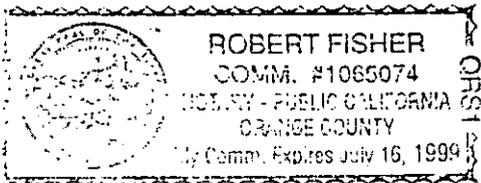
State of California }
County of Los Angeles } ss

On 8-10-95, before me ROBERT FISHER
(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.

[Signature]
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

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

- (X) Partner(s)
- (X) 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 8/24/95

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

bestbuy.pue

APPROVED AS TO FORM

[Signature]
Stan T. Yamamoto, City Attorney

GENERAL ACKNOWLEDGEMENT

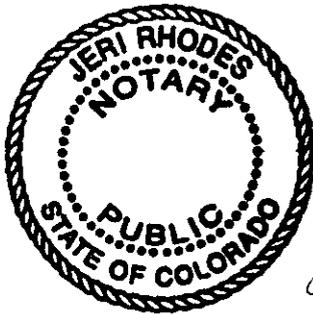
State of Colorado }
County of Jefferson } ss

On 8-11-95, before me Jeri Rhodes
(date) (name)

a Notary Public in and for said State, personally appeared

Robert S. 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.



My Commission Expires 6-15-1999

WITNESS my hand and official seal.

Jeri Rhodes
Signature

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

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Dated _____

Real Property Services Manager
of the City of Riverside

bestbuy.pue

APPROVED AS TO FORM

Stan T. Yamamoto
Stan T. Yamamoto, City Attorney

GENERAL ACKNOWLEDGEMENT

State of Colorado }
County of Arapahoe }^{SS}

On August 14, 1995 before me Deanna Ewing
(date) (name)

a Notary Public in and for said State, personally appeared

Patricia L. D'Angelo
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.

Deanna Ewing
Signature

My Commission Expires 08/30/98

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

bestbury.pue

APPROVED AS TO FORM

Stan J. ...
Stan J. ... City Attorney

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:

This plat is solely an aid in locating the parcels described in the attached document. It is not a part of the written description therein.

280686

HOLE AVE.
S 78° 54' E

TYLER ST.

381.23'

S 14° 55' 30" W 123'

10' PARCEL 1

S 18° 28' E 70'

N 71° 32' E 20'

#367270
9/20/03

LA SIERRA HEIGHTS
TRACT No. 3 M.B. 8/27
BLK. 4

N 14° 55' 30" E
263.43'

S 18° 28' E

S 18° 28' E
235.56'

S 18° 28' E
235.56'

PT. "B"
45'
PARCEL 3
DETAIL "B"
1" = 30'

N 71° 32' E

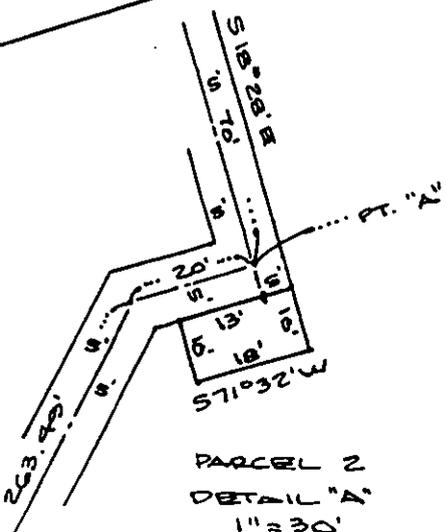
SELY LINE
BLK. 4

N 71° 32' E

Symbology

- Parcel Line
- ROW Line
- - - Project Limits Boundary
- Street Centerline
- Private Street Centerline

CU-021-945



Map Produced on
August 08, 1995



1 inch = 100 feet

Aerial photos taken on 4/19/1995. The City of Nevada makes no warranty on the accuracy or content of the same shown on this map. This map shall not be reproduced or distributed. © Copyright 1995, City of Nevada, & Metromex

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