

479576

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

DEC 20 1996

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- 1113

Project: **CU-021-945**
3900 Tyler Street

EASEMENT

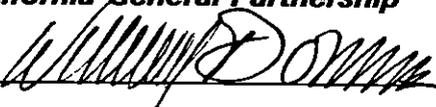
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DOWNS LEGACY PARTNERS, L.P. a California Limited Partnership, who acquired title as DOWNS LEGACY PARTNERS, a California General Partnership**, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, 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 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 DECEMBER 10 1996

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

by 

title MANAGING GENERAL PARTNER

by 

title 

GENERAL ACKNOWLEDGEMENT

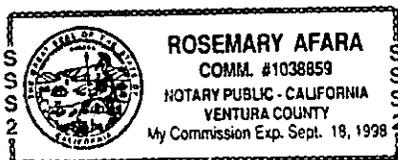
State of California }
County of VENTURA } ss

On DEC 10TH, 1996, before me ROSEMARY AFARA NOTARY PUBLIC
(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

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

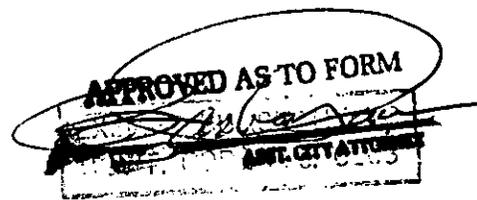
CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

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 12/18/96

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

cu021945.els



November 5, 1996

EXHIBIT "A"

**J. B. Companies
Easement**

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 border of Hole Avenue, a distance of 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 S.14°55'30"W. 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 S.78°54'00"E. along said parallel line, a distance of 5.01 feet to the True Point of Beginning;

Thence S.14°55'30"W., a distance of 123.00 feet;

Thence S.10°30'43"W., a distance of 138.97 feet;

Thence S.24°04'34"W., a distance of 193.49 feet;

Thence S.18°28'00"E., a distance of 235.50 feet, to a point hereinafter referred to as "Point A" 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 feet wide strip of land shall be lengthened or shortened to terminate Northerly in said line parallel with said centerline of Hole Avenue.

PARCEL 2

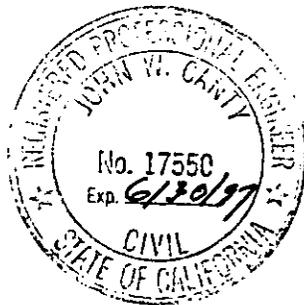
A strip of land 7.50 feet wide in that portion of said Block 4, the centerline of said strip being described as follows:

COMMENCING at said "Point A," hereinbefore described;

Thence S.18°28'00"E., a distance of 3.75 feet to a line which is parallel with and distance 3.75 feet Northwesterly, as measured at right angle from said Southeasterly line of said Block 4;

Thence S.71°32'00"W. along said parallel line, a distance of 5.00 feet to the True Point of Beginning;

Thence N.71°32'00"E. along said parallel line, a distance of 45.00 feet to the End of this centerline description.



J. F. DAVIDSON ASSOCIATES, INC.
Prepared under the supervision of:

John W. Canty

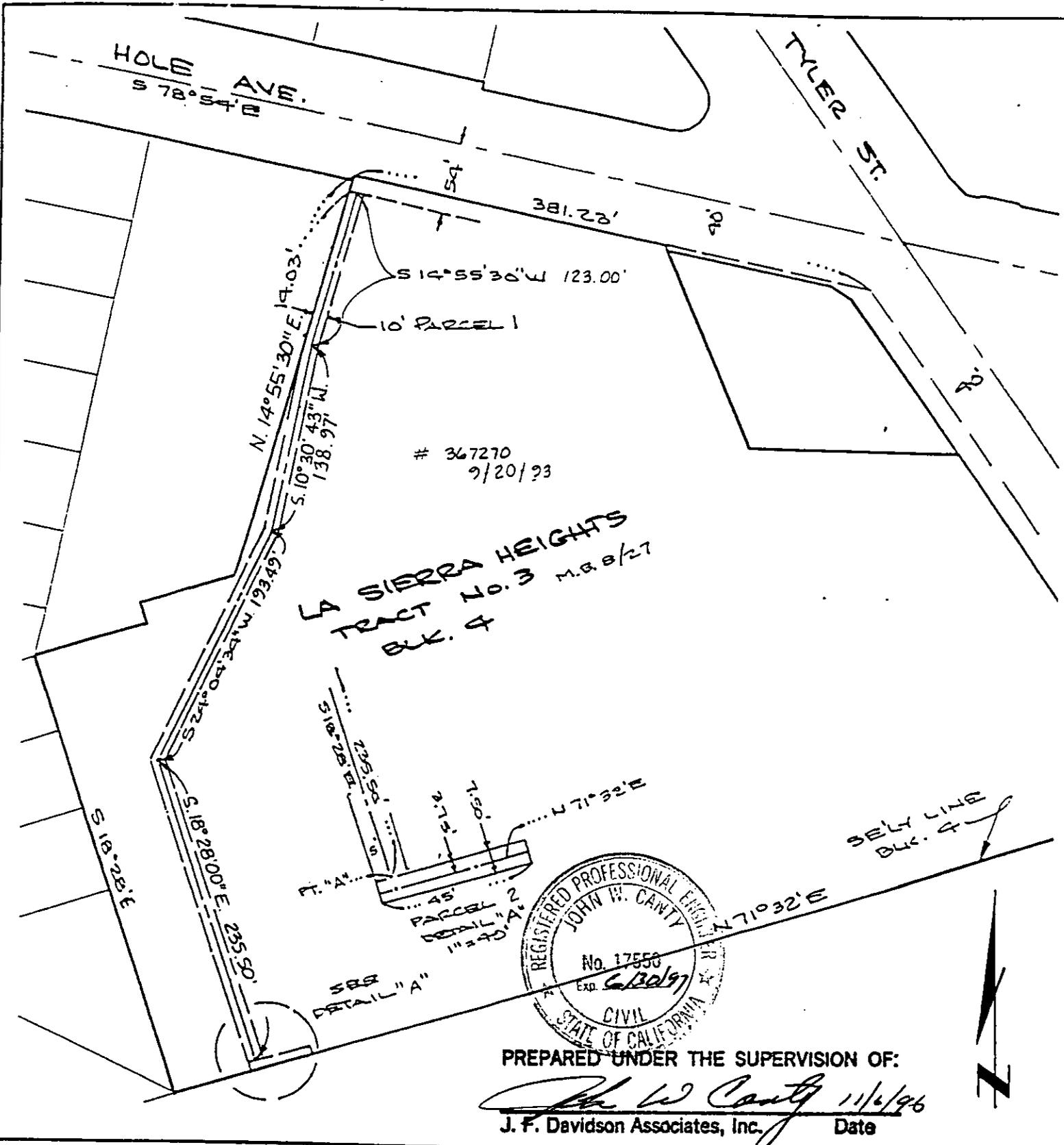
John W. Canty

R.C.E. NO. 17550

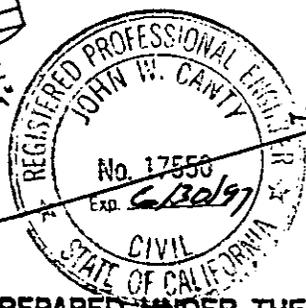
Date: Nov 7, 1996

MWC/yb

DESCRIPTION ORIGINAL 11/15/96
Amel S. ...
SURVEYOR, CIV. ENGINEER



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



PREPARED UNDER THE SUPERVISION OF:
John W. Canty 11/6/96
J. F. Davidson Associates, Inc. Date

• CITY OF RIVERSIDE, CALIFORNIA •

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 <u>1</u> OF <u>1</u>	65-7
SCALE: 1" = 100'	DRAWN BY <u>A.P.</u> DATE <u>11/7/96</u>	SUBJECT <u>CU-021-945</u>	