

When recorded mail to:

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

DOC # 2000-314898

08/14/2000 08:00A Fee:NC

Page 1 of 5

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)

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.	
	1		5							
								✓	AS	
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

Project:

D - 14604

**C
AS**

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ESTANCIA RIVERSIDE, L.L.C. a Delaware limited liability company, as Grantor(s), grant(s) 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 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

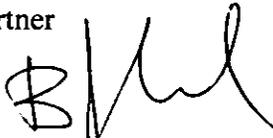
constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing,
relocating, renewing and removing said **electrical energy distribution facilities**.

Date: July 5, 2000

ESTANCIA RIVERSIDE, LLC
a Delaware limited liability company

By: SRG Riverside, L.P.
a California limited partnership
Its: Managing Member

By: Regis Contractors, Inc.
a California corporation
Its: General Partner

By: 
Barry J. Kamel
Its: Vice President



2000-314898
08/14/2000 08:08A
2 of 5

GENERAL ACKNOWLEDGEMENT

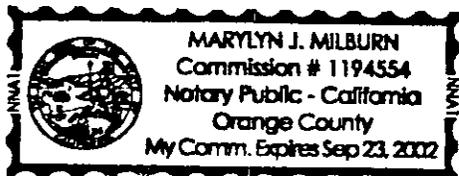
State of California }
County of ORANGE } ss

On JULY 7, 2000, before me MARYLYN J. MILBURN
(date) (name)

a Notary Public in and for said State, personally appeared

BARRY J. KAMEL
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.

Marylyn J. Milburn
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:
SRG RIVERSIDE, L.P.
BY REGIS CONTRACTORS
INC.

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 8/9/00

APPROVED AS TO FORM
E. M. ... 8.8.00
DEPUTY CITY ATTORNEY

CITY OF RIVERSIDE

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

2000-314898
08/14/2000 08:06A
3 of 5



EXHIBIT "A"

PUBLIC UTILITY EASEMENT

THAT PORTION OF PARCEL 8 OF PARCEL MAP NO. 23178, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 158, PAGES 20 THROUGH 22, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30.00 FEET IN WIDTH LYING 18.00 FEET SOUTHWESTERLY AND 12.00 FEET NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF MISSION GROVE PARKWAY SOUTH AND NORTHROP DRIVE, AS SHOWN ON SAID MAP;

THENCE, ALONG THE NORTHWESTERLY PROLONGATION OF THE CENTERLINE OF NORTHROP DRIVE, NORTH 62°44'34" WEST, 50.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF MISSION GROVE PARKWAY SOUTH, AS SHOWN ON SAID MAP, BEING A POINT ON A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 950.00 FEET, A RADIAL LINE TO SAID CURVE THROUGH SAID POINT BEARS SOUTH 62°44'34" EAST;

THENCE, NORTHEASTERLY ALONG SAID RIGHT-OF-WAY, 23.15 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°23'47" TO THE TRUE POINT OF BEGINNING HEREON;

THENCE, LEAVING SAID RIGHT-OF-WAY ON A RADIAL LINE, NORTH 64°08'21" WEST, 20.00 FEET TO A CURVE, CONCENTRIC WITH AND DISTANT NORTHWESTERLY 20.00 FEET RADIALLY FROM SAID RIGHT-OF-WAY.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE SOUTHEASTERLY AT SAID RIGHT-OF-WAY, AND NORTHWESTERLY AT SAID CONCENTRIC CURVE.

CONTAINING 600 SQUARE FEET, MORE OR LESS

ALSO AS SHOWN ON EXHIBIT "B" -- PUBLIC UTILITY EASEMENT, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.



PREPARED BY: THE KEITH COMPANIES
UNDER THE DIRECTION OF:


RAY E. MANSUR, L.S. 7185
MY LICENSE EXPIRES 12/31/03

May 1, 2000
J.N. 13096.00.000



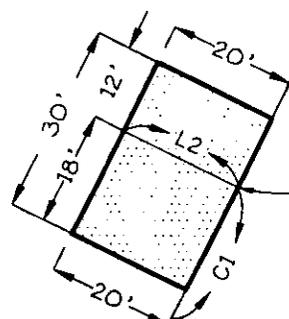
EXHIBIT 'B'

PUBLIC UTILITY EASEMENT

PARCEL 3
 P.M. 110. 23173
 P.M. 3. 153 / 20-22

SCALE: 1" = 30'

TRUE POINT OF BEGINNING HEREON.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	NG2°44'34"W	50.00'
L2	NG4°08'21"W	20.00'

CURVE DATA			
CURVE #	DELTA	RADIUS	LENGTH
1	01°23'47"	950.00'	23.15'

MISSION GROVE PARKWAY SOUTH

NORTHROP DR.

POINT OF BEGINNING DESCRIBED HEREON.



The Keith Companies **TKC** 87-1

2955 Red Hill Avenue, Costa Mesa, CA 92626 (714) 540-0800

DATE: 5/01/00	JOB NO. 13096.00.000
---------------	----------------------



2000-314898
 08/14/2000 08:00A
 5 of 5

14604