

When recorded mail to:

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

DOC # 2003-495224

07/03/2003 08:00A Fee:NC

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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)

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Project: LL-040-012

A.P.N. 234-270-002 & 021

D - 15177



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **FAIRFIELD VAN BUREN L.P.**, a Delaware limited 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 electric 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 electric energy distribution facilities.

Dated _____

FAIRFIELD VAN BUREN L.P., a Delaware limited partnership

By SEE ATTACHED

Title _____

By _____

Title _____

GENERAL ACKNOWLEDGEMENT

State of California

County of San Diego } ss

On June 10, 2003, before me M.M. Rhinesmith
(date) (name)

a Notary Public in and for said State, personally appeared
Patrick J Gavin
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.
M.M. Rhinesmith
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:

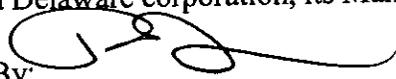


**SIGNATURE BLOCK
OF
FAIRFIELD VAN BUREN L.P.**

Fairfield Van Buren L.P.,
a Delaware limited partnership

By: FF Van Buren LLC,
a California limited liability company,
its General Partner

By: FF Properties, Inc.,
a Delaware corporation, its Manager

By: 

Name: PATRICK J. GAVIN

Title: VICE PRESIDENT



**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 6/25/03

CITY OF RIVERSIDE

Michael Manning
Interim Real Property Services Manager
of the City of Riverside

LL-040-012 PUE.DOC

APPROVED AS TO FORM
CITY ATTORNEYS OFFICE

BY *Krist Smith*
Deputy City Attorney



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EXHIBIT "A"

7' P.U.E.

That certain real property located in the City of Riverside, Riverside County, California, described as follows:

A strip of land 7.00 feet in width, lying within a portion of Lots 8 and 9 in Block 29 of the Lands of the Riverside Land and Irrigating Co., as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, the northeasterly, northerly and northwesterly line of said strip of land being described as follows:

COMMENCING at the most southerly corner of said Lot 9; said corner being in the northerly line of the Riverside Water Company Canal, as shown by Record of Survey on file in Book 111, Pages 70 and 71 of Record of Surveys, records of Riverside County, California;

THENCE North 20°21'44" East, a distance of 0.68 of a foot;

THENCE North 21°44'44" East, a distance of 93.06 feet;

THENCE North 37°35'44" East, a distance of 96.64 feet;

THENCE North 52°50'18" East, a distance of 112.47 feet;

THENCE North 65°49'18" East, a distance of 294.33 feet;

THENCE North 56°20'33" East, a distance of 69.59 feet to a line that is parallel with and distant 60.00 feet southwesterly, as measured at right angles, from the centerline of Van Buren Boulevard as shown by said Record of Survey, and the **POINT OF BEGINNING** of this line description; the preceding six courses being along said northerly line of the Riverside Water Company Canal;

THENCE along said parallel line, North 33°59'52" West, 770.96 feet to the beginning of a curve concaving southwesterly and having a radius of 940.00 feet;

THENCE northerly along said curve to the left through an angle of 8°34'42", and along a line that is parallel with and distant 5.00 feet southwesterly, as measured at right angles, from the westerly line of that certain parcel of land described in deed to the City of Riverside by Grant Deed recorded November 7, 1980, as Instrument No. 208907 of Official Records of Riverside County, California, an arc length of 140.74 feet to a tangent line;

THENCE along said tangent line and continuing parallel to said westerly line, North 42°34'34" West, a distance of 56.32 feet;

THENCE North 87°31'46" West, a distance of 29.14 feet to the beginning of a non-tangent curve concaving southerly and having a radius of 40.00 feet; the radial line to the beginning of said curve bears North 21°56'57" West;



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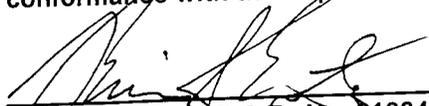
THENCE northerly along said curve to the left through an angle of 12°32'55" and along the southerly line of said parcel of land described in document recorded November 7, 1980, an arc length of 8.76 feet to a tangent line;

THENCE continuing along said southerly line, South 56°00'08" West, a distance of 32.49 feet to the beginning of a curve concaving southeasterly and having a radius of 967.00 feet;

THENCE westerly along said curve to the left through an angle of 6°07'05" and continuing along said southerly line, an arc length of 103.26 feet to the **END** of this line description.

The sidelines of said strip of land 7.00 feet in width shall be lengthened or shortened to terminate in said northerly line of the Riverside Water Company Canal, and lengthened or shortened to terminate in a line that is radial to said END of the line description.

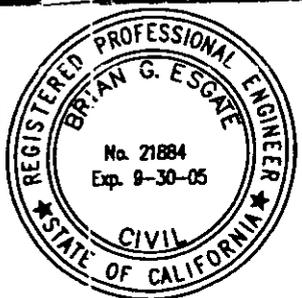
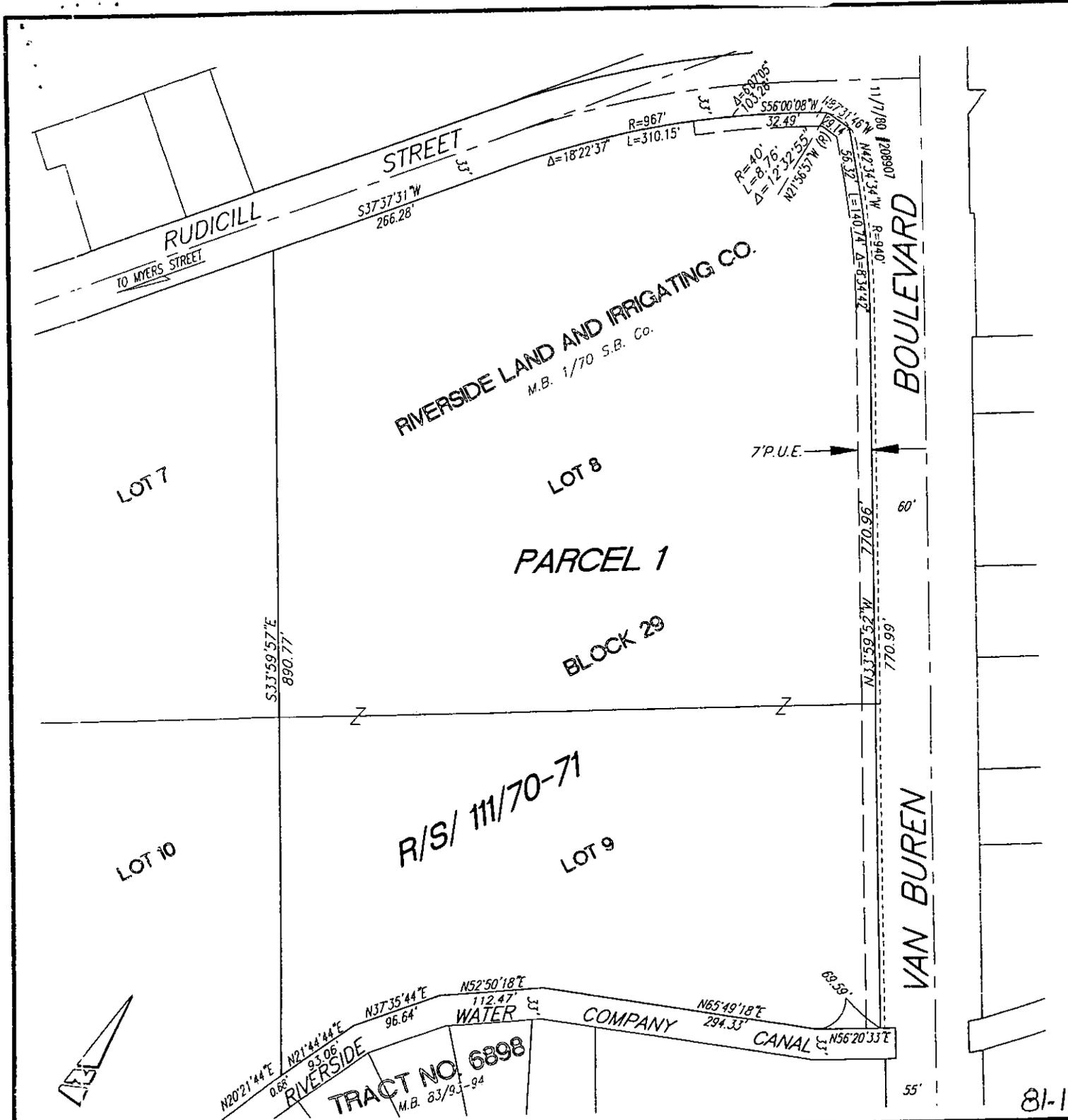
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Brian G. Esgate, R.C.E. No. 21884
License Expires 9-30-2005

4/23/2003
Date



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SDH & Associates Inc.
 Civil Engineering - Land Planning
 5225 Canyon Crest Drive
 Bldg. 300 Suite 357
 Riverside, California 92507
 TEL: (909) 788-2344

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION.

PREPARED BY: _____ R.C.E. NO. 21884
 DATE: _____

PROJECT: LOT LINE ADJ.
 SCALE: N.T.S. FAIRFIELD