

hereby recorded mail to:

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

DOCUMENTARY TRANSFER TAX
\$ None
Signature
CITY OF RIVERSIDE

CITY DEED NO.

66418

RECEIVED FOR RECORD

JUL 10 1970

40 Min. Past 10 o'clock AM
At Request of
CITY CLERK

Recorded in Official Records
of Riverside County, California

W.H. Dabagh
Recorder

FEE \$

7154

INDEXED

FOR RECORDER'S OFFICE USE ONLY

**PUBLIC
UTILITIES
EASEMENT**

APPROVED AS TO FORM

DEPUTY CITY ATTORNEY

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

BROADWAY-HALE STORES 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

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 Bernardino 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";

DESCRIPTION APPROVAL
By George P. Hutchinson 5/7/70 by BS
Surveyor **7154**

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Thence continuing North 34°00'00" West, 34.13 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 continuing North $56^{\circ}00'00''$ East, 55.00 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 $34^{\circ}00'00''$ 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 $56^{\circ}00'00''$ 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 $56^{\circ}00'00''$ 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 $34^{\circ}00'00''$ West, 33.00 feet;

Thence South $56^{\circ}00'00''$ 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 $56^{\circ}00'00''$ 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 $56^{\circ}00'00''$ 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 $56^{\circ}00'00''$ 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 $56^{\circ}00'00''$ West, 21.55 feet to the END of this centerline description.

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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.

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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 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.

BROADWAY-HALE STORES INC.,
a Delaware corporation

Dated June 16, 1970

* BY E. W. Ballard

BY _____

CONSENT TO RECORDATION

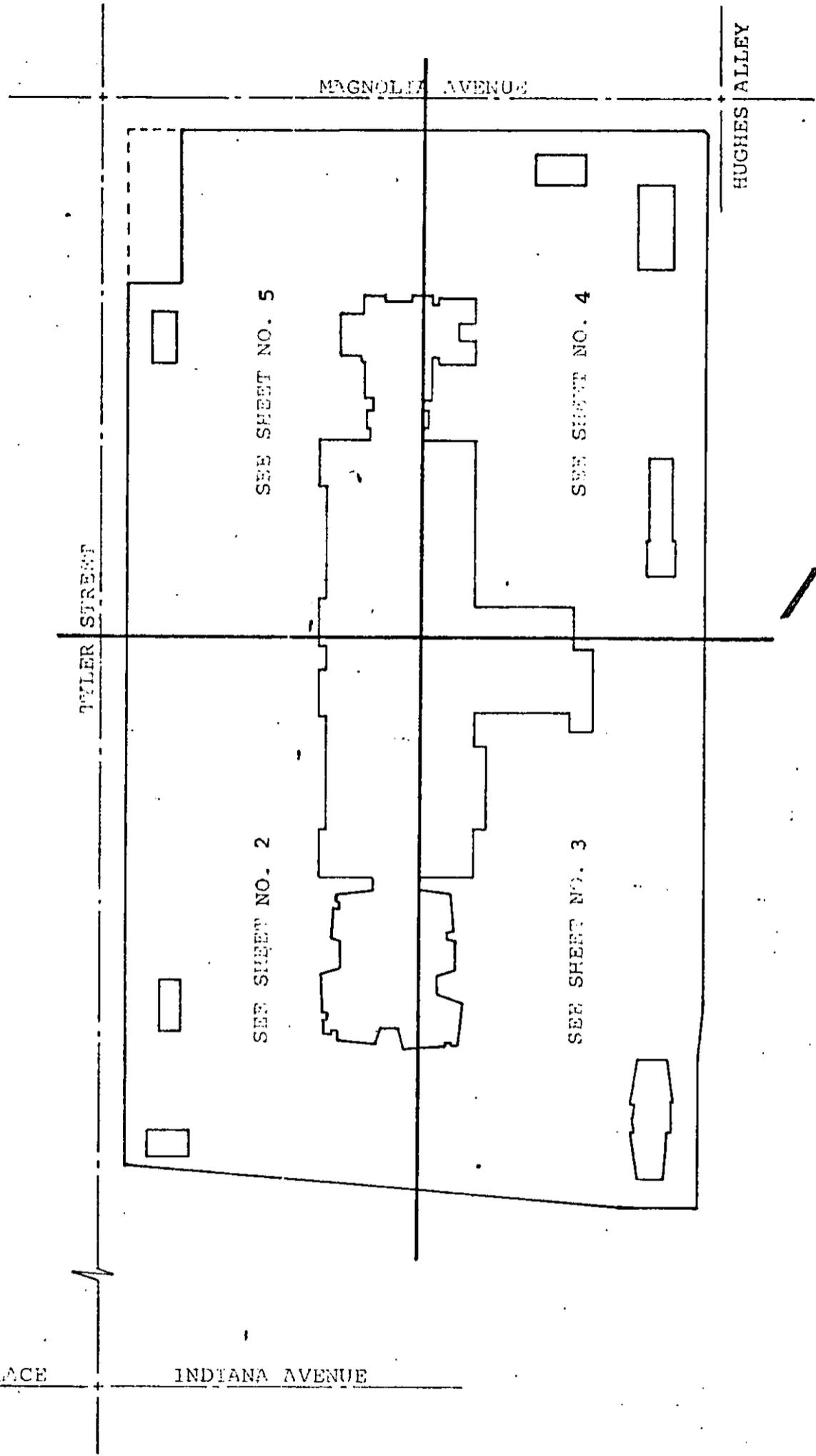
THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated June 16, 1970 from E.W. Ballard, Vice President

for Por. Lots 3,4,5,6,11,12,13,& 14, in Block 27 of Lands of Riverside Land & Irrigating, Co. shown on map on file in Book 1, page 70 of maps, records of San Bernardino 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. 123460, 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

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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

7154

66418

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

TYLER ST.

55'

LOT 5

LOT 6

POINT 'P'

PARCEL 19
N. 56° 00' 00" E
18.73'

PARCEL 1

POINT 'Q'

PARCEL 20
N. 56° 00' 00" E
28.75'

PARCEL 2

335.00'

N. 56° 00' 00" E 390.00'

20'
50'

POINT 'A' P.O.B.

POINT 'B'

PARCEL 3
N. 56° 00' 00" E
27.50'

LOT 11

N. 34° 00' 00" W.
1055'

PARCEL 1

PARCEL 4
N. 34° 00' 00" W.
25.07'

LOT 12

LOT 13

UBRUN PL.

POINT 'A' P.O.B.
S. 34° 00' 00" E 309.57'

176.83'

241.42'

N. 56° 00' 00" E

POINT 'C'

14

LOT 14

CITY OF RIVERSIDE, CALIFORNIA

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SHEET

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SCALE: N.T.S.

DRAWN NOV 1969 BY BGW

SUBJECT TYLER MALL

OF 5 SHEETS

D2-4728-9

66418

R. L. & I. CO. LANDS
M. B. 1/70 S.B. CO.
BLOCK 27.

LOT 6

PARCEL 9

PARCEL 11
S56°00'00"W
39.50'

POINT "I"

PARCEL 10
N56°00'00"E
24.75'

POINT "H"

POINT "G"

PARCEL 8
S56°00'00"W
26.25'

POINT "F"

PARCEL 1

LOT 11

PARCEL 7
S56°00'00"W
26.75'

POINT "E"

POINT "R"

PARCEL 5

ALLEY

HUGHES

OMAR ST.

POINT "D"

PARCEL 6
S34°00'00"E
39.76'

LOT 14

CITY OF RIVERSIDE, CALIFORNIA

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SHEET
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OF 5 SHEETS

SCALE: N.T.S. DRAWN NOV 1969 BY BGW SUBJECT TYLER MALL

MAGNOLIA AVE.

66418

PARCEL 14

POINT "S"

PARCEL 15

POINT "M"

326.16'

78.84'

POINT "L"

S 56° W

R. L. & I. CO. LANDS

MB 1/70 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

POINT "J"

PARCEL 12
S. 56° 00' 00" W
19.64'

N 34° 00' 00" W
34.00
336.36
33.51

S 56° 00' 00" W

284.25

HUGHES ALLEY

33'

CITY OF RIVERSIDE, CALIFORNIA

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SHEET

4

SCALE: NTS

DRAWN NOV. 1969 BY BGW

SUBJECT

TYLER MALL

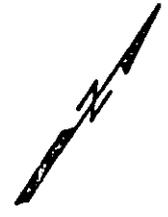
OF 5 SHEETS

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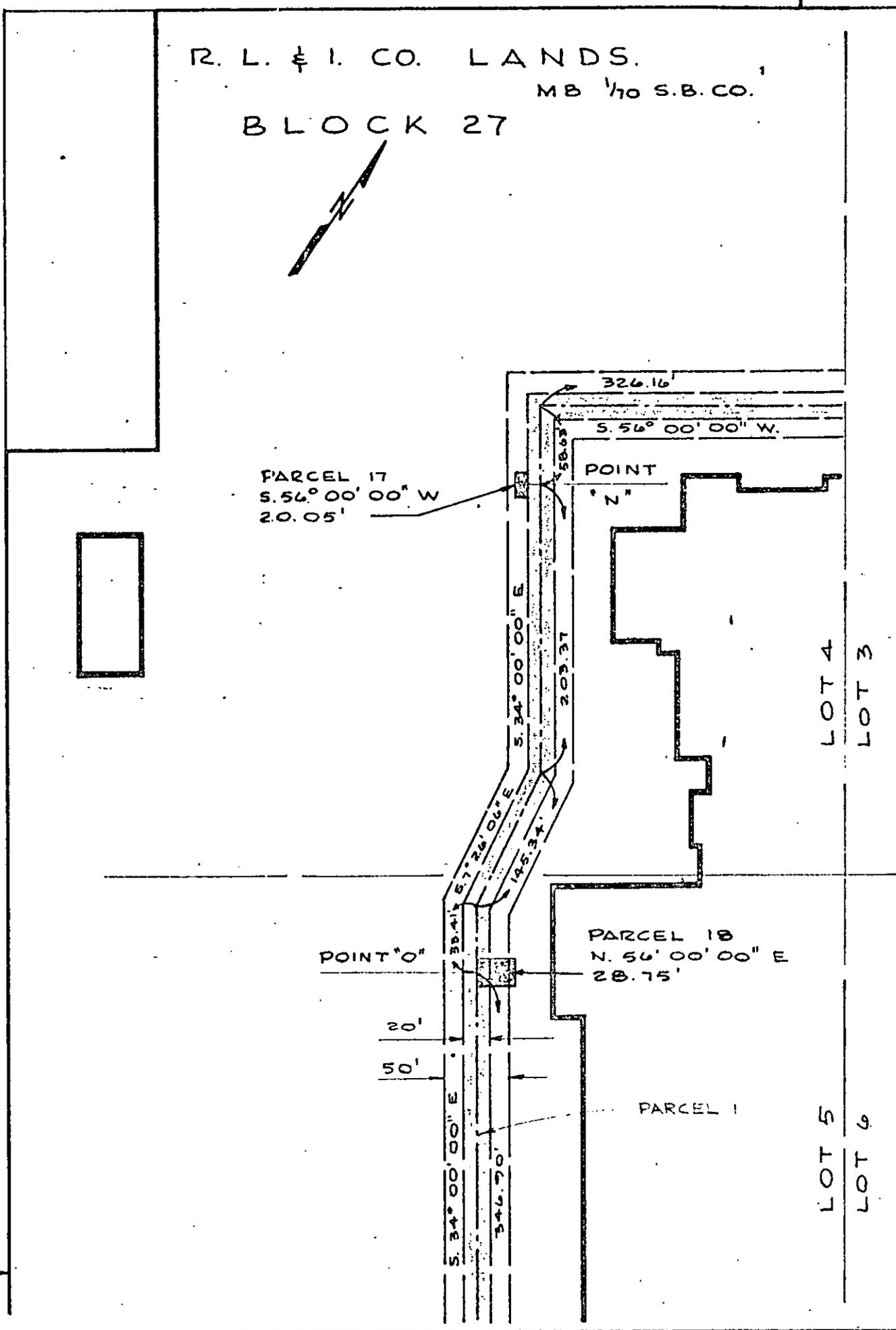
MAGNOLIA AVE.

66418

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



TYLER ST.
N. 34° 00' 00" W.



CITY OF RIVERSIDE, CALIFORNIA

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SHEET
5
OF 5 SHEETS

SCALE: N.T.S. DRAWN NOV. 1969 BY B.G.W. SUBJECT TYLER MALL

D2-4728-12