

104893

When recorded mail to:

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

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

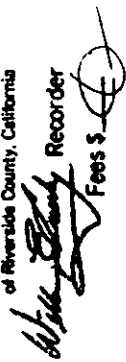
RECEIVED FOR RECORD
AT 1:00 O'CLOCK

MAR 22 1993

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$



FOR RECORDER'S OFFICE USE ONLY

Project: Magnolia Town Center

104893

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MAGNOLIA TOWN CENTER ASSOCIATES, 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 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

DRAT

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

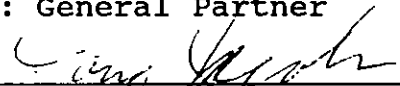
Dated

2/24/93

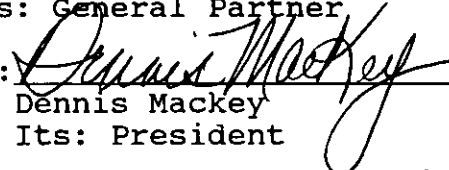
MAGNOLIA TOWN CENTER ASSOCIATES,
a California general partnership

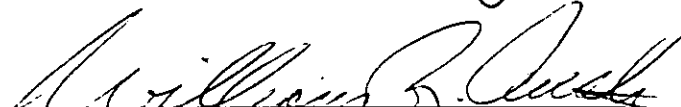
By: Jacobs Development Company, Ltd.
a California limited partnership

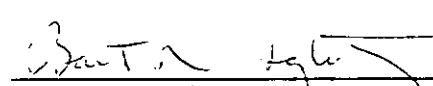
By: Jacobs Development Company,
a California corporation
Its: General Partner

By: 
Doug Jacobs
Its: President

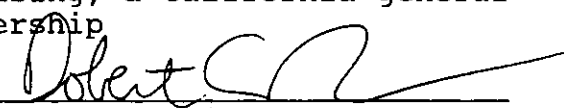
And: Mackey Development Inc.
a California corporation
Its: General Partner

By: 
Dennis Mackey
Its: President

And: 
William R. Austin, Trustee under
the Declaration of Trust of
William R. Austin dated
October 27, 1983

And: 
Bart R. Singletary

And: CR Leasing, a California general
partnership

By: 
Robert C. Richey
Its: General Partner

GENERAL ACKNOWLEDGEMENT

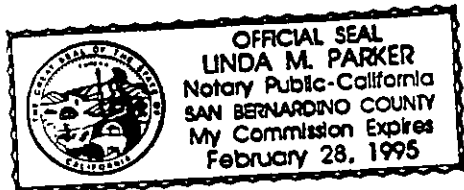
State of California }
County of RIVERSIDE }^{ss}

On 2-23-93, before me LINDA M. PARKER
(date) (name)

a Notary Public in and for said State, personally appeared

DENNIS MACKREY
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.

Linda M. Parker
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:

GENERAL ACKNOWLEDGEMENT

104893

OPTIONAL SECTION

California }
of RIVERSIDE }^{ss}

CAPACITY CLAIMED BY SIGNER

2-23-93, before me LINDA M. PARKER
(date) (name)

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
- Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other _____
- () Partner(s)
() General
- () Limited

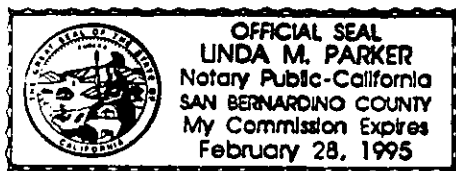
a Notary Public in and for said State, personally appeared

DOUG JACOBS

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.

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



WITNESS my hand and official seal.

Linda M. Parker
Signature

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California }
County of RIVERSIDE }^{ss}

CAPACITY CLAIMED BY SIGNER

On 2-26-93, before me ENID MC COLLOCH
(date) (name)

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
- Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other _____
- () Partner(s)
() General
- () Limited

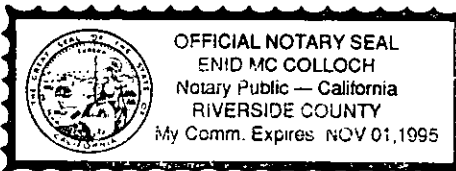
a Notary Public in and for said State, personally appeared

BART R SINGLETARY

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.

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



WITNESS my hand and official seal.

Enid Mc Colloch
Signature

DI...

GENERAL ACKNOWLEDGEMENT

California of RIVERSIDE } ss

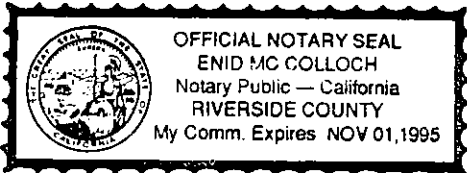
3-1-93 before me ENID M^c COLLOCH

a Notary Public in and for said State, personally appeared

WILLIAM R. AUSTIN

Name(s) of Signer(s)

[X] 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.

Enid Mc Colloch Signature

GENERAL ACKNOWLEDGEMENT

State of California County of RIVERSIDE } ss

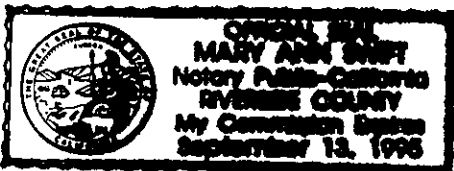
On 3/3/93 before me MARY ANN SWIFT

a Notary Public in and for said State, personally appeared

ROBERT C. RICHEY

Name(s) of Signer(s)

[X] 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.

Mary Ann Swift 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:

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

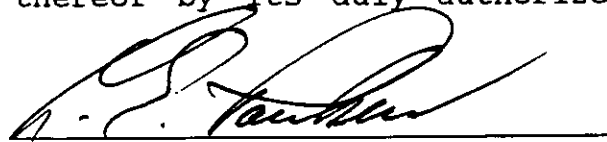
The party(ies) executing this document is/are representing:

Handwritten mark or signature at the bottom right of the page.

CONSENT TO RECORDATION

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. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3/19/93


Real Property Services Manager
of the City of Riverside

MTC.E/a

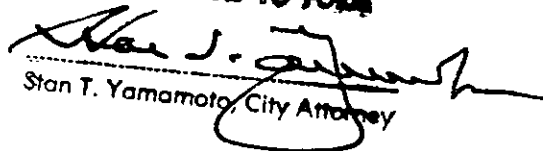
APPROVED AS TO FORM

Stan T. Yamamoto, City Attorney

EXHIBIT "A"

Being Lots 18, 20, 22, 24, 26, 28 and a portion of Lots 12, 14 and 16 of Nogales Tract as shown by map on file in Book 9 of Maps at Page 7, records of Riverside County, California, together with portions of Government Lot 2 and the northerly extension thereof and Government Lot 3 and the northerly extension thereof of Fractional Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, more particularly described as follows:

BEGINNING at the southwest corner of said Lot 28;

THENCE North $00^{\circ} 01' 37''$ West along the East right-of-way line of Nogales Street, 52 feet wide, a distance of 360.07 feet to the northwest corner of said Lot 18 said northwest corner being also the southwest corner of that parcel of land described in the Grant Deed to the City of Riverside recorded September 23, 1966 as Instrument Number 95114, records of said County;

THENCE North $89^{\circ} 14' 24''$ East along the South line of said Instrument Number 95114, a distance of 4.00 feet to the southeast corner thereof, said southeast corner being on the East right-of-way line of Nogales Street, 60 feet wide;

THENCE North $00^{\circ} 01' 37''$ West along said right-of-way line a distance of 180.03 feet to the northeast corner of that parcel of land described in the Grant Deed to the City of Riverside recorded September 23, 1986 as Instrument Number 95116, records of said County, and the North line of said Lot 12 of Nogales Tract;

THENCE North $89^{\circ} 14' 04''$ East along said North line a distance of 126.47 feet to the northeast corner of said Lot 12 and the East line of said Nogales Tract;

THENCE North $00^{\circ} 01' 17''$ West along said East line a distance of 319.08 feet to the southeast corner of that parcel of land described in the Grant Deed to the City of Riverside recorded December 10, 1965 as Instrument Number 139091, records of said County, said corner being on the South right-of-way line Jurupa Avenue, 88 feet wide;

THENCE North $89^{\circ} 13' 28''$ East along said South right-of-way line a distance of 229.99 feet to the southwest corner of that parcel of land described in the Grant Deed to the City of Riverside recorded February 7, 1986 as Instrument Number 30994, records of said County;

THENCE South $00^{\circ} 00' 06''$ West along the West line of that property described in the Grant Deed to Richard S. Scott, et al., recorded August 30, 1985 as Instrument Number 196604 a distance of 149.01 feet to the southwest corner thereof;

THENCE North $89^{\circ} 13' 28''$ East along the South line of said Instrument Number 196604 a distance of 75.01 feet to the southeast corner thereof;

THENCE North $00^{\circ} 00' 06''$ East along the East line of said Instrument No. 196604 a distance of 160.01 feet to the northeast corner of that parcel of land described in the Grant Deed to the City of Riverside recorded February 7, 1986, as Instrument Number 30994, records of said County, said northeast corner being on the south right-of-way line of Jurupa Avenue, 66 feet wide;

THENCE North $89^{\circ} 13' 28''$ East along said South right-of-way line a distance of 173.97 feet to the northwest corner of that property described in the Grant Deed to the City of Riverside recorded April 29, 1960 in Book 2684, Page 588, Official Records of said County;

THENCE South $00^{\circ} 46' 32''$ East along the West line of said Grant Deed recorded in Book 2684, Page 588, a distance of 11.00 feet to the southwest corner thereof;

THENCE North $89^{\circ} 13' 28''$ East along the South line of said Grant Deed recorded in Book 2684, Page 588 a distance of 80.00 feet to the southeast corner thereof;

THENCE North $00^{\circ} 46' 32''$ West along the East line of said Grant Deed recorded in Book 2684, Page 588 a distance of 11.00 feet to northeast corner thereof, said corner being on the South right-of-way line of Jurupa Avenue, 66 feet wide;

THENCE North $89^{\circ} 13' 28''$ East along said South right-of-way line a distance of 54.74 feet to a line parallel with, and 20.00 feet westerly, measured at right angles, from the East line of that property described in the Grant Deed recorded October 8, 1952 in Book 1406, Page 356, Official Records of said County;

THENCE South $00^{\circ} 01' 58''$ West along said parallel line a distance of 72.29 feet to a line parallel with, and 0.67 feet southwesterly, measured at right angles, from the northwesterly prolongation of the southwesterly line of the Grant Deed recorded March 5, 1980 as Instrument No. 42550, records of said County;

THENCE South $62^{\circ} 19' 53''$ East along said parallel line a distance of 22.58 feet to the southerly prolongation of the West line of said Instrument Number 42550;

THENCE North $00^{\circ} 01' 58''$ East along the southerly prolongation of said West line a distance of 0.76 feet to the southwest corner of said Instrument Number 42550;

THENCE South $62^{\circ} 19' 53''$ East along the southwesterly line of said Instrument Number 42550 a distance of 65.56 feet to the northwesterly right-of-way line of Magnolia Avenue, 100 feet wide;

THENCE South 27° 40' 07" West along said northwesterly right-of-way line a distance of 990.09 feet to the southeast corner of that property described in the Grant Deed to Paul D'Arca, Jr. and Emily D'Arca recorded May 18, 1989 as Instrument Number 161206, records of said County;

THENCE South 62° 19' 53" West along the southwesterly line of said Instrument No. 161206 a distance of 261.51 feet to the southwest corner thereof and the East line of said Nogales Tract;

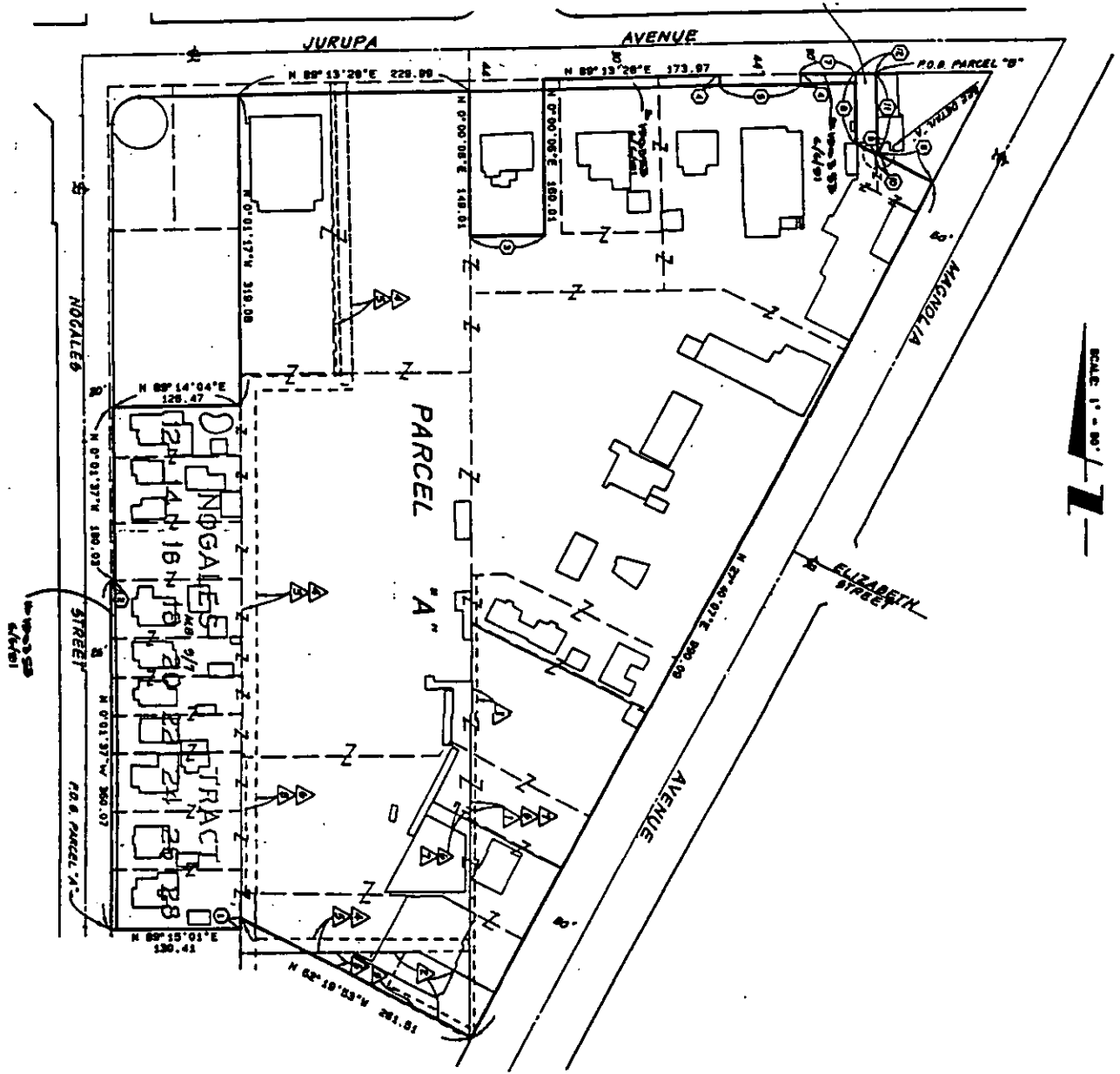
THENCE South 00° 01' 17" East along said East line a distance of 10.62 feet to the southeast corner of said Lot 28 of Nogales Tract;

THENCE South 89° 15' 01" West along the South line of said Lot 28 a distance of 130.41 feet to the point of beginning.

EXCEPTING THEREFROM those portions conveyed to the City of Riverside by deed recorded June 6, 1991, as Instrument No. 190353 of Official Records of Riverside County, California.

MTC.E/a

DESCRIPTION APPROVAL 2/10/93
Walter R. Ince by
 SURVEYOR, CITY OF RIVERSIDE



• 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 1 OF 1

4/

SCALE: 1" = NA

DRAWN BY WF DATE 2/8/95

SUBJECT MAGNOLIA TOWN CENTER

DI-41