

When recorded mail to:

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

221173

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

JUN 11 1993

Recorded in Official Records
of Riverside County, California

Recorded by
Fees \$
William E. Blum

FOR RECORDER'S OFFICE USE ONLY

Project: Tract No. 23664-1

13523

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, H & L HAWARDEN GROUP LIMITED, a California 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 waterline facilities and 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 waterline facilities and electrical energy distribution facilities.

Dated 6/4/93

H & L HAWARDEN GROUP, LIMITED,
a California limited partnership

by Yang-Chang Hong
Yang-Chang Hong

title General Partner

by _____

title _____

GENERAL ACKNOWLEDGEMENT

State of California } ss
County of Riverside

On 6/4/93, before me Margaret Dershem
(date) (name)

a Notary Public in and for said State, personally appeared

Hang-Chang Hong
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.

Margaret Dershem
Signature

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 6/9/93

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

0030U-01.mas

APPROVED AS TO FORM

[Signature]
Stan T. Yamamoto, City Attorney

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

The party(ies) executing this document is/are representing: H & L Hawarden Group, Ltd.
a California limited partnership

EXHIBIT "A"

221173

That portion of the north quarter of the west half of the southwest quarter of Section 12, T.3S., R.5W., San Bernardino Meridian being a strip of land 60.00 feet in width, lying 30.00 feet on each side of the following described centerline:

Commencing at the southwest corner of Lot 27 of Tract No. 22218, as shown by map on file in Book 239 at pages 30 through 33 inclusive thereof, Records of Riverside County, California, said corner being in a curve, concave to the west, having a radius of 633.00 feet, the radial line at said points bears North 71° 32' 39" East;

Thence southerly along said curve, to the right, through a central angle of 13° 42' 21", an arc distance of 151.42 feet for the TRUE POINT OF BEGINNING;

Thence North 85° 15' 00" East, a distance of 296.84 feet to the beginning of a tangent curve, concave to the south, having a radius of 300.00 feet;

Thence easterly along said curve, to the right, through a central angle of 15° 15' 00", an arc distance of 79.85 feet to the end thereof;

Thence South 79° 30' 00 East, a distance of 349.19 feet to the beginning of a tangent curve, concave to the north, having a radius of 300.00 feet;

Thence easterly along said curve, to the left, through a central angle of 54° 51' 28", an arc distance of 287.23 feet to the end of this centerline description.

The side lines of said strip of land shall be prolonged or shortened so as to terminate northeasterly in a radial line having a bearing of South 44° 21' 28" East and westerly in a curve having a radius of 633.00 feet.

DESCRIPTION APPROVAL 6/2/93

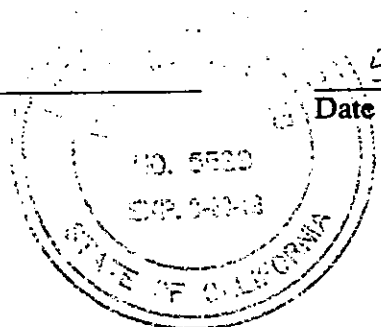
Walter R. Junc by ---
SURVEYOR, CITY OF RIVERSIDE

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb
Matthew E. Webb, L.S. 5529

5/18/93
Date

Prepared by: [Signature]
Checked by: [Signature]



Desc/91-241 H.L.M.

13523

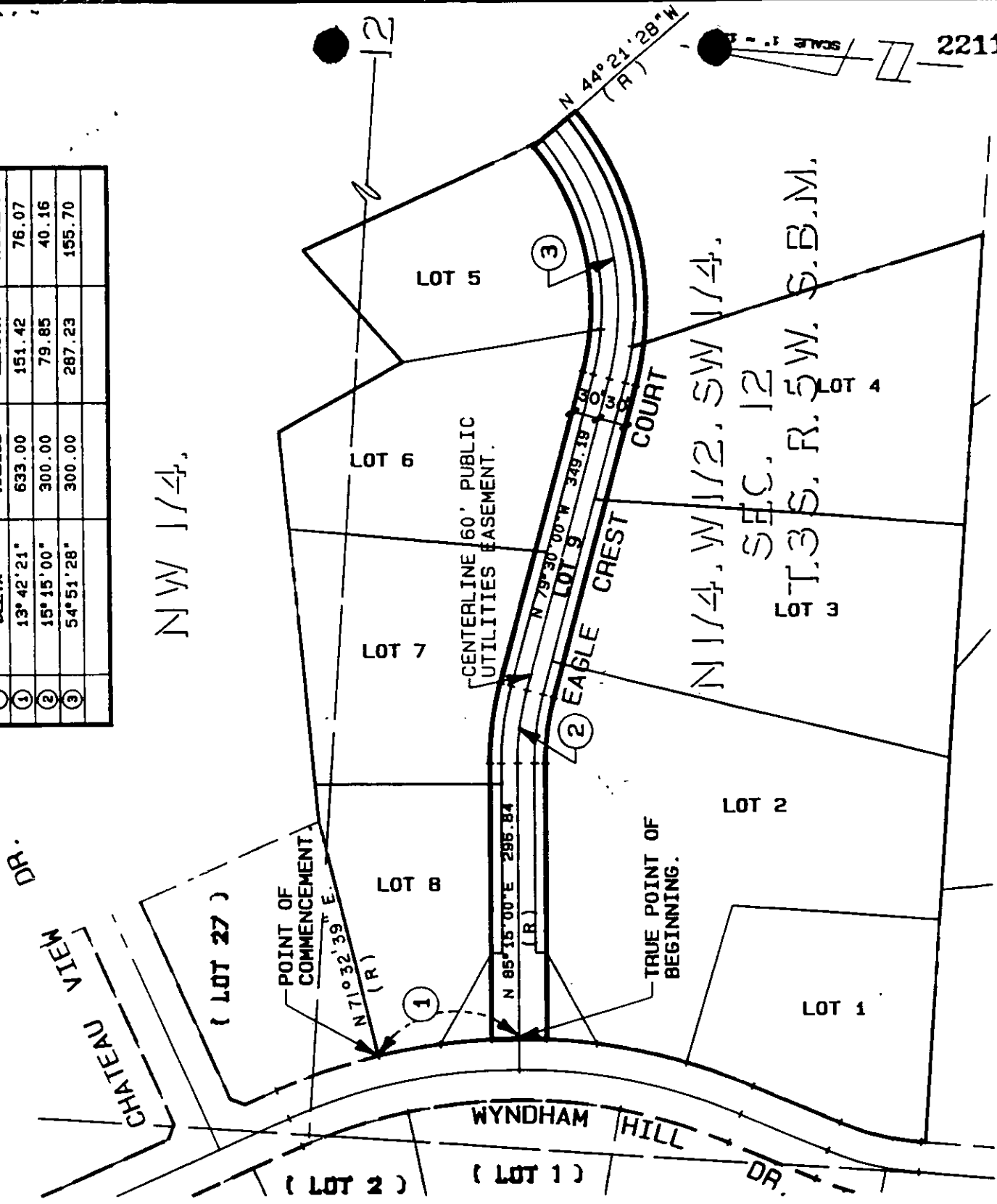
CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
① 13° 42' 21"	633.00	151.42	76.07
② 15° 15' 00"	300.00	79.85	40.16
③ 54° 51' 28"	300.00	287.23	155.70

NW 1/4,

N 1/4, W 1/2, SW 1/4,
SEC. 12
T. 3 S. R. 5 W. S.B.M.

221173



TRACT NO. 22218
M.B. 239 / 30 - 33.

EXHIBIT "B"

CITY OR RIVERSIDE
PUBLIC UTILITIES DEPARTMENT

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

91-241
5/72-11

SCALE: 1" = 150'

DRWN BY *[Signature]* DATE 4-28-93
CHKD BY *[Signature]* DATE 5-6-93

SUBJECT: 60' PUBLIC UTILITIES EASEMENT

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