

31602

Recording Requested By  
CHICAGO TITLE COMPANY  
When recorded mail to:

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK

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

AUG 21 1996

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$

**FREE RECORDING**

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

FOR RECORDER'S OFFICE USE ONLY

Project: University Avenue Widening  
Parcel 22  
A.P.N. 253-020-005  
TRA: 009-064

EASEMENT

D-1453

Rv 534 598 - K04

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ACTIVE WEST, INC., a California corporation, which acquired title as LERNER DEVELOPMENTS, INC., a California corporation, 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 landscaping and pedestrian lighting, together with all necessary appurtenances, in, under, upon, over and along that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Those portions of Parcel 1 of Amended Parcel Map No. 10975, as shown by map on file in Book 57, Pages 12 and 13 of Parcel Maps, records of Riverside County, California, described as follows:

**PARCEL A**

BEGINNING at the northwesterly corner of said Parcel 1;

THENCE South 0°07'00" West, along the westerly line of said Parcel 1, a

distance of 7.00 feet;

THENCE South  $89^{\circ}45'46''$  East, along a line parallel with the northerly line of said Parcel 1, a distance of 20.00 feet

THENCE South  $0^{\circ}14'14''$  West, at right angle to said northerly line, a distance of 1.00 foot;

THENCE South  $89^{\circ}45'46''$  East, along a line parallel with said northerly line, a distance of 8.00 feet;

THENCE North  $0^{\circ}14'14''$  East, at right angle to said northerly line, a distance of 1.00 foot;

THENCE South  $89^{\circ}45'46''$  East, along a line parallel with said northerly line, a distance of 9.00 feet;

THENCE North  $0^{\circ}14'14''$  East, at right angle to said northerly line, a distance of 7.00 feet to the northerly line of said Parcel 1;

THENCE North  $89^{\circ}45'46''$  West, along said northerly line, a distance of 37.01 feet to the POINT OF BEGINNING.

Area - 267.1 square feet.

#### **PARCEL B**

BEGINNING at the northeasterly corner of said Parcel 1;

THENCE South  $0^{\circ}07'07''$  West, along the easterly line of said Parcel 1, a distance of 6.00 feet;

THENCE North  $89^{\circ}45'46''$  West, along a line parallel with the northerly line of said Parcel 1, a distance of 18.50 feet;

THENCE North  $0^{\circ}14'14''$  East, at right angle to said northerly line, a distance of 6.00 feet to the northerly line of said Parcel 1;

THENCE South  $89^{\circ}45'46''$  East, along said northerly line, a distance of 18.48 feet to the POINT OF BEGINNING.

Area - 110.9 square feet.

#### **PARCEL C**

COMMENCING at the northeasterly corner of said Parcel 1;

THENCE North 89°45'46" West, along the northerly line of said Parcel 1, a distance of 33.48 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE South 0°14'14" West, at right angle to said northerly line, a distance of 6.00 feet;

THENCE North 89°45'46" West, along a line parallel with the northerly line of said Parcel 1, a distance of 21.00 feet;

THENCE North 0°14'14" East, at right angle to said northerly line, a distance of 6.00 feet to said northerly line;

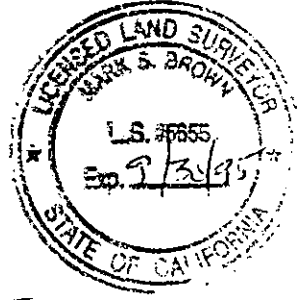
THENCE South 89°45'46" East, along said northerly line, a distance of 21.00 feet to the POINT OF BEGINNING.

Area - 126.0 square feet.

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 landscaping and pedestrian lighting.

Dated December 1, 1995

ACTIVE WEST, INC., a California corporation



By [Signature]

Title SECRETARY

By \_\_\_\_\_

Title \_\_\_\_\_

DESCRIPTION APPROVAL 2/16/95  
[Signature]  
SURVEYOR, CITY OF RIVERSIDE by [Signature]

GENERAL ACKNOWLEDGEMENT

State of California }  
County of LOS ANGELES } ss

On DECEMBER 1, 1995, before me LIZA SAKARS  
(date) (name)

a Notary Public in and for said State, personally appeared

MARK A. SPIEGEL  
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.

Liza Sakars  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

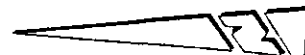
Dated 12/21/95

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

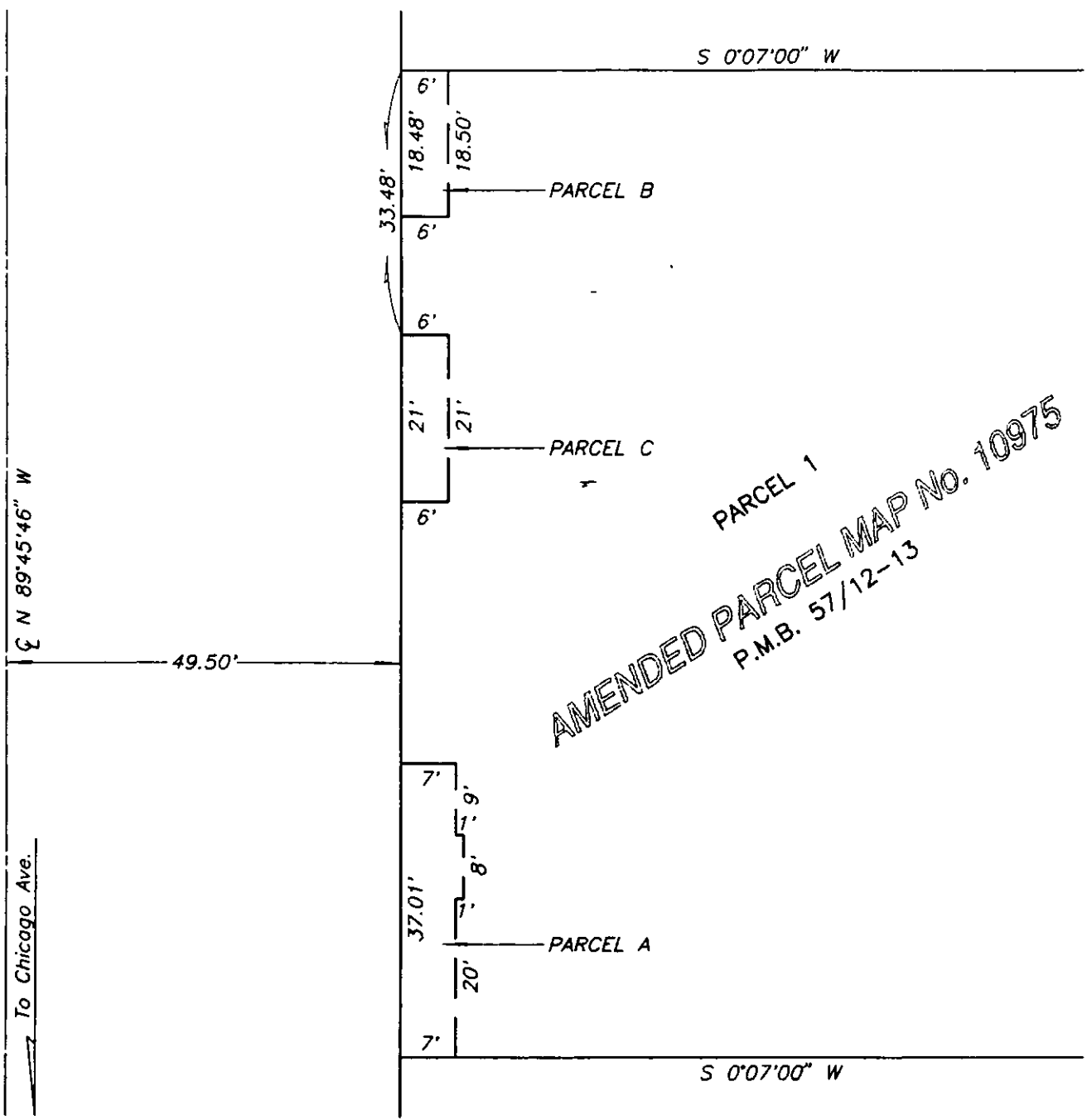
UNIV22.LSE

APPROVED AS TO FORM

[Signature]  
Stan T. Yamamoto, City Attorney



UNIVERSITY AVE.



AMENDED PARCEL MAP No. 10975  
P.M.B. 57/12-13

• CITY OF RIVERSIDE, CALIFORNIA •

41/1

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

12/20

SCALE: 1"=20'

DRAWN BY: [Signature] DATE: 3/2/94

SUBJECT: UNIVERSITY AVENUE WIDENING, PARCEL 22

14011