

When recorded mail to:

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

213899

RECEIVED FOR RECORD  
AT 8:00 AM

MAY 18 1999

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

D- 14405

Project: **LL-026-978**

**A.P.N. 252-171-003 thru -008**

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **LUMAN/CENTURY, 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 open space easement for public purposes, to preserve and maintain the land in it's natural condition, to be kept free of buildings, structures, materials, fencing, equipment, and earthfill or deposit; such Open Space Easement does not include any right of access and the City of Riverside shall not have any responsibility for maintenance thereof***, 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.

Dated \_\_\_\_\_

**LUMAN/CENTURY, a California  
Limited Partnership**

By: **KMK1, LLC, General Partner**

By: *Michael A. Conway*  
**MICHAEL A. CONWAY, Manager**

By: *Kirk D. Bowlus*  
**KIRK D. BOWLUS, Manager**

**GENERAL ACKNOWLEDGEMENT**

State of California  
County of Riverside }<sup>ss</sup>

On May 6, 1999, before me *Carolyn Villines*  
(date) (name)

a Notary Public in and for said State, personally appeared

*Michael A. Conway and Kirk D. Bowlus*  
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.

*Carolyn Villines*  
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:

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

**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 5/11/99

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

11026978.090

APPROVED AS TO FORM  
[Signature] 5/11/99  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

EXHIBIT "A"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL 1 — That portion of Lots 27 and 28 of Tract No. 8146, as recorded in Book 121, pages 48 and 49 of Maps, records of the said County, lying southerly of the following described line:

Beginning at a point on the Easterly line of said Lot 28 distant N0°05'48"E 68.69 feet from the southeast corner of said lot; thence South 82°53'51" West 27.73 feet; thence North 62°48'02" West 47.83 feet; thence South 76°34'51" West 36.41 feet; thence South 42°38'19" West 22.00 feet to a point on a line parallel with and distant 24.00 feet northerly of the southerly line of said Lots 27 and 28; thence North 72°44'39" West along said parallel line 62.50 feet to the westerly line of said Lot 28; thence South 68°18'19" West 38.18 feet to the southerly line of said Lot 27.

Containing 0.20 acres, more or less.

As more particularly shown on Exhibit "B", attached hereto and made a part hereof.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

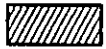
*Robert N. MIM Mack*  
ROBERT N. MIM MACK L.S. NO. 5314  
My License expires: 12/31/99

DESCRIPTION APPROVAL 5/5/99  
*Walter R. Frye* by       
SURVEYOR, CITY OF RIVERSIDE

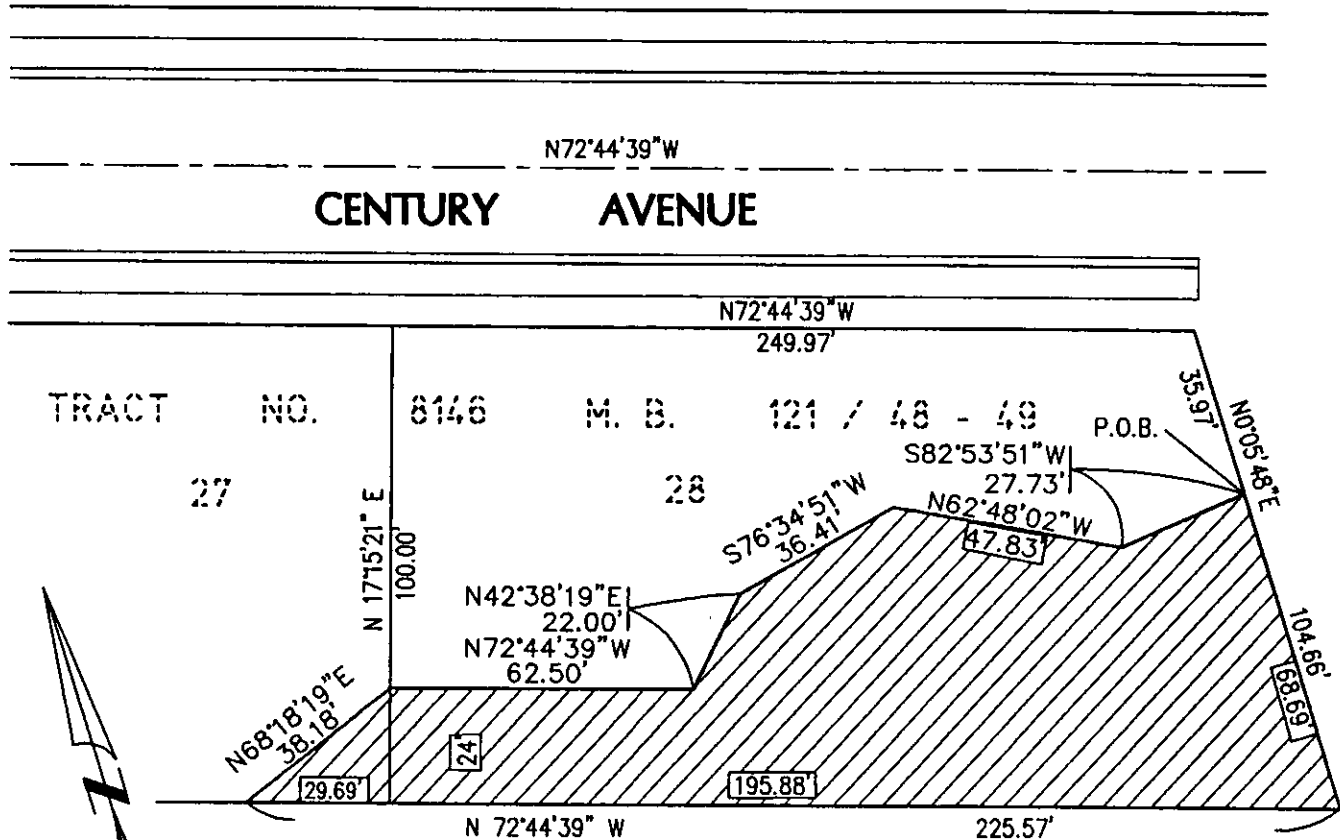
605

# EXHIBIT "B"

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION



INDICATES AN EASEMENT FOR DRAINAGE AND OPEN SPACE DEDICATED TO THE CITY OF RIVERSIDE.



SCALE: 1" = 40'



THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

*Robert N. Mim Mack*  
 ROBERT N. MIM MACK  
 L.S. 5314 LIC. EXPIRES: 12-31-99

71-1  
14405