

When recorded mail to:

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

DOC # 2001-354104

07/30/2001 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



FREE RECORDING

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

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Project: 2085 Rustin Avenue P.U.E.

A.P.N. 249-140-032

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E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RUSTIN AVENUE INVESTORS, LLC**, a California limited liability company, 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.

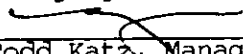
TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and

their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said electric energy distribution facilities.

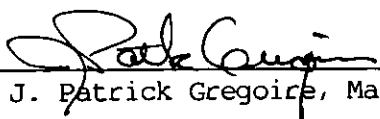
Dated July 13, 2001

**RUSTIN AVENUE INVESTORS, LLC, a
California limited liability company**

BY: Century Park Partners, LLC, its
Managing Member

By 
Todd Katz, Managing Member

Title _____

By 
J. Patrick Gregoire, Managing Member

Title _____



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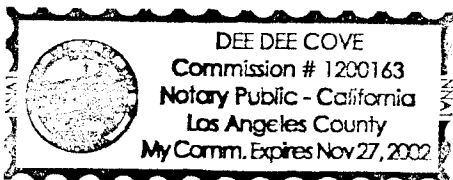
GENERAL ACKNOWLEDGEMENT

State of California
County of Los Angeles } ss

On July 13, 2001, before me Dee Dee Cove
(date) (name)

a Notary Public in and for said State, personally appeared
Todd Katz and J. Patrick Gregoire
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.

[Signature]
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 7-20-01

[Signature]
APPROVED AS TO FORM
7-17-01
SUPERVISOR DEPUTY CITY ATTORNEY

CITY OF RIVERSIDE

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



EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Those portions of Section 18, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

PARCEL A

A strip of land 10.00 feet in width, the centerline being described as follows:

COMMENCING at the southeast corner of Parcel 1 of Parcel Map No. 24553, as shown by map on file in Book 185, Pages 33 through 35 of Maps, records of Riverside County, California;

THENCE South 0°14'50" East, along the westerly line of Rustin Avenue as shown by said Parcel Map, a distance of 355.38 feet to the POINT OF BEGINNING of this centerline description;

THENCE South 89°47'05" West, a distance of 198.73 feet to a point hereinafter referred to as Point "A";

THENCE continuing South 89°47'05" West, a distance of 44.05 feet;

THENCE North 45°03'02" West, a distance of 11.71 feet;

THENCE North 89°48'00" West, a distance of 376.69 feet to the westerly line of that certain parcel of land described in deed to ADGW RIVERSIDE ASSOCIATES, LLC, by document recorded March 10, 2000, per Document No. 2000-089491 of Official Records of said Riverside County, and the END of this centerline description.

The sidelines of said strip of land shall be lengthened or shortened to terminate in said westerly line of Rustin Avenue and lengthened or shortened to terminate in said westerly line of the parcel of land described in document recorded March 10, 2000.

PARCEL B

COMMENCING at Point "A" described hereinabove;

THENCE South 0°03'02" East, a distance of 5.00 feet to the POINT OF BEGINNING of the parcel of land being described; said point being in the southerly line of Parcel A described above;

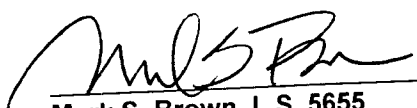


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THENCE continuing South 0°03'02" East, a distance of 30.66 feet;
THENCE South 89°44'37" West, a distance of 25.00 feet;
THENCE North 0°03'02" West, a distance of 9.50 feet;
THENCE North 45°03'02" West, a distance of 29.86 feet to said southerly line of Parcel A;
THENCE North 89°47'05" East, a distance of 46.12 feet to the POINT OF BEGINNING.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 5/31/01 Date Prep. Kay
Mark S. Brown, L.S. 5655
License Expires 9/30/03



2085 RUSTIN PUE.DOC



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PARCEL MAP NO. 24553
P.M.B. 185/33-35

PARCEL 1

PARCEL MAP NO. 25073
P.M.B. 163/84-85

AGDW RIVERSIDE ASSOCIATES, LLC
3/10/2000 # 2000-89491 O.R.
PARCEL 1

N89°45'10"E
627.65'

355.38'

TO MARLBOROUGH AVE.

AVENUE

N00°14'50"W
1010'

RUSTIN

S00°14'50"E

TO SPRUCE ST.

S89°46'05"E
627.55'

PORTION SECTION 18
T.2S., R.4W., S.B.M.

2881-354184
87/38/2881 88.88A
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S00°14'35"E
1004.75'

N89°48'00"W
376.69'

10'

10'

N45°00'00"E
111.71'

POINT "A"

PARCEL A

S89°47'05"W
198.73'

4.05'

46.72'

30.65'

S00°03'02"E
5070.02'

23.86'

N40°10'00"E
589'44'37"W

25'

PARCEL B

• 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

26-4

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 1/09/01

SUBJECT: 2085 RUSTIN AVENUE - P.U.E.

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