

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)

| M | S | U | PAGE | SIZE | DA   | PCOR | NOCOR  | SMF  | MSC. |
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Project: Tyler Street Widening  
Parcel 73 & 74

A.P.N. 150-091-028, 029 & 030

D - 15208

EASEMENT



FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SILVER HILLS PARTNERSHIP, L.P.**, 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 AUG 6, 2003

SILVER HILLS PARTNERSHIP, L.P.

By Jack Nourafshan  
Jack Nourafshan

Title Pres. of G.P.  
President

By White Springs Associates, Inc.

~~is~~ a corporation  
its General Partner

GENERAL ACKNOWLEDGEMENT

State of California

County of LOS ANGELES } ss

On AUG. 6, 2003, before me EDWIN I. ERFE  
(date) (name)

a Notary Public in and for said State, personally appeared  
JACK NOURAFSHAN  
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.

Edwin I. Erfe

Signature

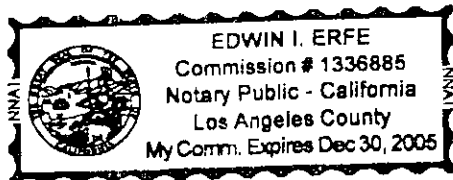
OPTIONAL SECTION

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:

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



2003-668239  
09/29/2003 08:08A  
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**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 8/21/03  
vms

**CITY OF RIVERSIDE**

*me [signature]*  
Interim Real Property Services Manager  
of the City of Riverside

PAR 75 PUE.DOC

APPROVED AND ACCEPTED  
CITY ATTORNEY  
*[Signature]*  
BY *[Signature]*  
Deputy City Attorney



2003-060233  
08/29/2003 08:00A  
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EXHIBIT "A"

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

That portion of Lots 3,4, 5 and 6 in Block 1 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the intersection of the southerly line of that certain parcel of land described in deed recorded July 5, 1960, as Instrument No. 50947 of Official Records of said Riverside County, with a line that is parallel with and distant 55.00 feet westerly, as measured at right angles, from the centerline of Tyler Street, formerly Tyler Avenue as shown by said map;

THENCE South 9°06'48" West, along said parallel line, a distance of 92.62 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE South 9°06'48" West, continuing along said parallel line, a distance of 10.10 feet to the southerly boundary of that certain parcel of land described in Easement document to the City of Riverside recorded June 16, 1978, as Instrument No. 124211 of Official Records of said Riverside County; said southerly boundary also being described in said Easement document as being that certain course having a bearing of North 88°30'27" West, and a distance of 87.77 feet;

THENCE North 88°50'01" West, along said southerly boundary and along the westerly prolongation of said course, a distance of 219.99 feet;

THENCE South 1°09'59" West, a distance of 4.09 feet;

THENCE North 88°50'01" West, a distance of 12.56 feet;

THENCE North 1°09'59" East, a distance of 27.00 feet to the southerly line of that certain parcel of land described in Certificate of Compliance document recorded June 6, 1978, as Instrument No. 114361 of Official Records of said Riverside County;

THENCE South 87°49'22" East, along said southerly line, a distance of 4.76 feet to a line that is parallel with and distant 15.00 feet westerly as measured at right angles, from the easterly line of said parcel of land described in said Certificate of Compliance document recorded per Instrument No. 114361;

THENCE North 1°09'59" East, along said parallel line, a distance of 218.85 feet to the southerly line of Arlington Avenue as described in deed to the City of Riverside as Parcel 1, by Grant Deed recorded June 16, 1978, as Instrument No. 124209 of Official Records of said Riverside County;

THENCE easterly along said southerly line of Arlington Avenue on a curve concaving northerly, having a radius of 17,555 feet through a central angle of 0°02'56" an arc length of 15.00 feet to said easterly line of the parcel of land described in said Certificate of Compliance document recorded per Instrument No. 114361;

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THENCE South 1°09'59" West, along said easterly line, a distance of 110.01 feet;

THENCE South 88°00'04" East, a distance of 51.92 feet to the westerly line of that certain parcel of land described in Certificate of Compliance document recorded June 6, 1978, as Instrument No. 114363 of Official Records of said Riverside County;

THENCE South 1°09'59" West, along said westerly line, a distance of 10.00 feet;



THENCE North 88°00'04" West, a distance of 51.92 feet to said easterly line of the parcel of land described in said Certificate of Compliance document recorded as Instrument No. 114361;

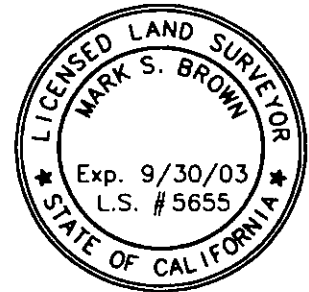
THENCE South 1°09'59" West, along said easterly line, a distance of 111.42 feet to a line that is parallel with and distant 10.00 feet northerly, as measured at right angles, from said westerly prolongation of said course described in Easement document recorded June 16, 1978;

THENCE South 88°50'01" East, along said parallel line, a distance of 214.19 feet to the POINT OF BEGINNING.

Area – 6438 square feet.

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

  
Mark S. Brown, L.S. 5655      7/16/03      Date      Prep.   
License Expires 9/30/03



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# ARLINGTON AVENUE

E-1316

88/29/2003 08:00A  
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**LA GRANADA**  
M.B. 12/42-51

3

JUNE 6, 1978  
#114361 O.R.

JULY 5, 1960  
#50947 O.R.

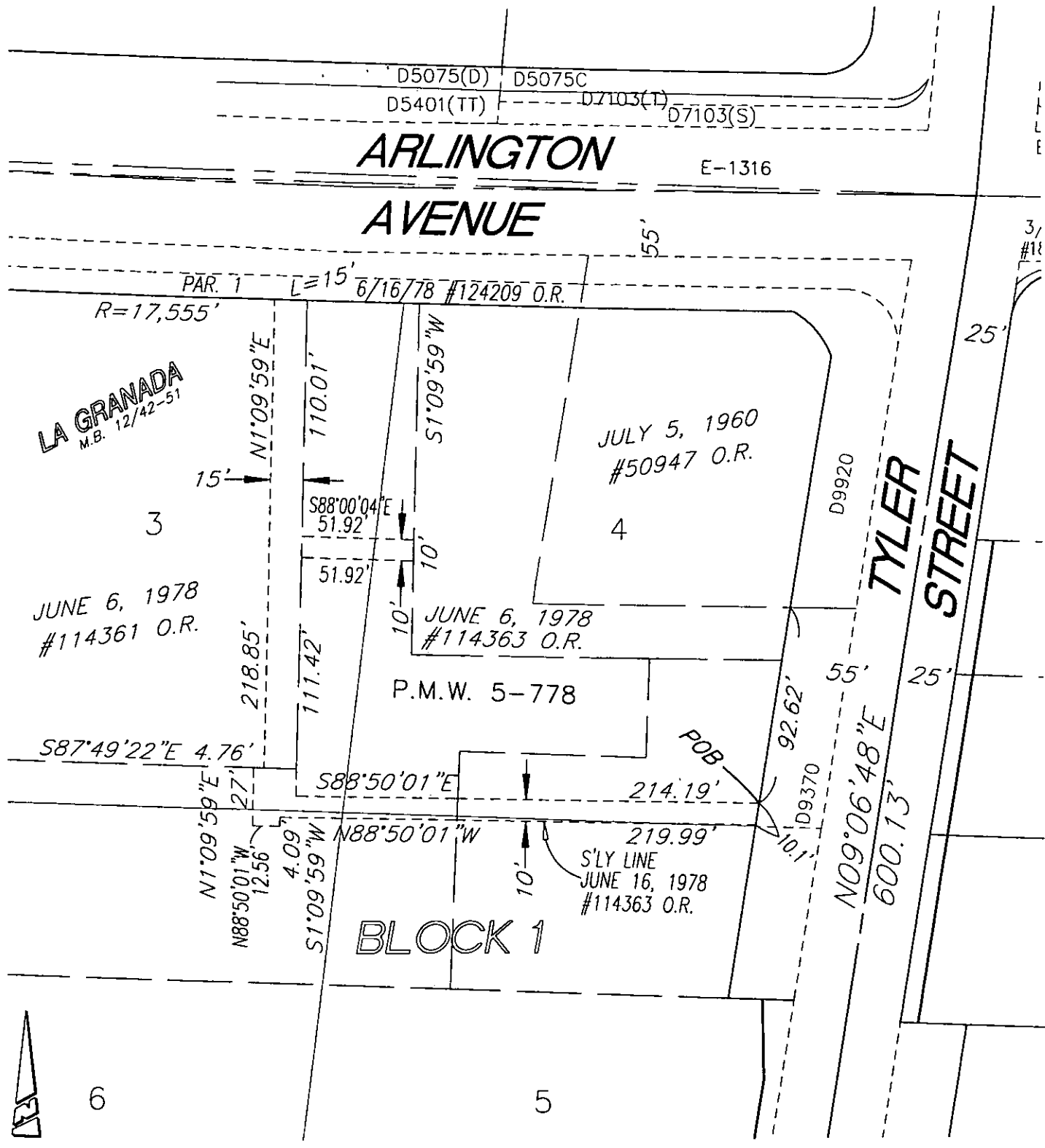
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JUNE 6, 1978  
#114363 O.R.

P.M.W. 5-778

**BLOCK 1**

**TYLER STREET**



6

5

## • 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

49-6

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 7/15/03

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA - PAR. 73 & 74

15208