

55479

When recorded mail to  
City Clerk's Office  
City of Riverside  
City Hall - 3711 Orange St.  
Riverside, Calif. 92501

RECEIVED FOR RECORD  
APR 28 1972  
Min. Past 3 o'clock P.M.  
At Request of  
CITY CLERK  
Book 1972, Page 55479  
Recorded in Official Records  
of Riverside County, California  
W.H. DeLoach Recorder  
FEES \$  
INDEXED

DOCUMENTARY TRANSFER TAX  
\$                       None  
Signature                       
CITY OF RIVERSIDE

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO.                     

APPROVED AS TO FORM 7602  
                      
ASSISTANT ATTORNEY

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

J. C. PENNEY PROPERTIES, INC., a Delaware corporation,

as Grantor, grant(s) to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, a perpetual easement and right of way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of inductive loop type traffic detectors, traffic signal standards, electrical conduits and pullboxes

together with all necessary appurtenances, in, under, upon, over and along that certain real property situated in the County of Riverside, State of California, described as follows:

A portion of Lot 9 in Block 36 of THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

- Commencing at the northeast corner of said Lot;
- Thence South 55° 57' 00" West, along the northwest line of said Lot, a distance of 25.00 feet to a line which is parallel with and distant 25.00 feet southwest as measured at right angles to the northeast line of said Lot;
- Thence South 34° 01' 00" East, along said parallel line, 305.28 feet to THE TRUE POINT OF BEGINNING;
- Thence continuing South 34° 01' 00" East, 50.00 feet;
- Thence South 55° 59' 00" West, 30.00 feet;
- Thence North 34° 01' 00" West, 50.00 feet;
- Thence North 55° 59' 00" East, 30.00 feet to said TRUE POINT OF BEGINNING.

RESCRIPTION APPROVAL  
57.7.72  
S.S.  
Surveyor

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 inductive loop type traffic detectors, traffic signal standards, electrical conduits and pullboxes.

D-7602

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Reserving, however, unto Grantor and its successors and assigns: (1) the right to establish and to grant non-exclusive easements for the construction, maintenance, removal, replacement, operation and use of streets, roads, utilities, or other purposes, on, above or below the real property; and (2) the right to make any use of the real property, including but not limited to, parking, landscaping, signs and driveways;

Provided, however, that such reserved rights do not prevent Grantee's use of the rights granted by this Easement. Grantee shall promptly repair any and all damage to any improvements of Grantor, its successors and assigns, which arises from exercise of the Easement.

"Grantee shall indemnify and hold harmless Grantor, its successors and assigns, from any damage, liability, or cost arising from any act, omission or negligence of Grantee, or its contractors, licensees, agents, servants or employees in making use of the Easement; excluding therefrom, however, any damage, liability or cost arising from the negligence or wilful act or omission of the Grantor, or its contractors, licensees, agents, servants or employees."

J. C. PENNEY PROPERTIES, INC.  
a Delaware corporation

Dated March 21, 1972

BY [Signature]

VICE PRESIDENT

BY [Signature]

ASST. SECRETARY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated March 21, 1972 from J. C. Penney Properties, Inc.

for Por. Lot 9, Bk. 36, Lands of Riverside Land & Irrigating Co., Bk. 1, P. 70, SB

to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Inst. No. 123450, Riverside County Records; and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 4-28-72

[Signature]  
Property Services Manager

STATE OF NEW YORK )  
 ) ss.  
COUNTY OF NEW YORK )

On this the 21 day of March, 1972, before me a Notary Public duly authorized in and for the said County in the State aforesaid to take acknowledgments, personally appeared Foster Sears residing at 34-05 80th St, JACKSON Hgts, NY and Ellen Smith residing at 434 MANOR RIDGE RD, PELHAM, NY to me known and known to me to be a Vice President and Assistant Secretary of J. C. PENNEY PROPERTIES, INC., one of the corporations described in the foregoing instrument, and acknowledged that as such officers, being authorized so to do, they executed the foregoing instrument on behalf of said corporation by subscribing the name of said corporation by them as such officers and caused the corporate seal of said corporation to be affixed thereto, as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Elvira M. Dowell  
Notary Public

My Commission Expires:

ELVIRA M. DOWELL  
Notary Public, State of New York  
No. 03-6038450  
Qualified in Bronx County  
Cert. Filed in New York County  
Term Expires March 30, 1974

