

SM

When recorded mail to:

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

RECEIVED
MAR 29 1996

Karen E. Lindquist
CITY CLERK

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

MAR 12 1996

Recorded in Official Records
of Riverside County, California
Recorder

[Signature] Fees \$ *[Signature]*

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- 13942

Project: **783A Blaine Street**
Marcello's Pizza

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DONALD E. TAVAGLIONE, JAMES L. TAVAGLIONE, JEFFREY T. TAVAGLIONE and MICHAEL J. TAVAGLIONE** each as to an undivided 1/4 interest as tenants in common, as their sole and separate property, as Grantors, grant 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 **electrical energy distribution facilities**, 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:

That portion of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 20, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

COMMENCING at a point in the westerly line of said Southeast quarter of the Southwest quarter of the Northwest quarter of said Section 20, a distance of

44.00 feet northerly from the Southwest corner of said Southeast quarter of the Southwest quarter of the Northwest quarter;

THENCE Easterly, and parallel with the southerly line of said Northwest quarter, 180.00 feet to the **TRUE POINT OF BEGINNING**; said point being the southeast corner of that certain parcel of land conveyed to LOUIS R. TAVAGLIONE, et al, by deed recorded September 17, 1975, as Instrument No. 113841 of Official Records of Riverside County, California;

THENCE Northerly, parallel with said westerly line of said Southeast quarter of the Southwest quarter of the Northwest quarter, a distance of 150.00 feet to the northerly line of said parcel conveyed to Louis R. Tavaglione, et al;

THENCE Westerly, along last said northerly line, 15.00 feet;

THENCE Southerly, parallel with said westerly line of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 20, a distance of 10.00 feet;

THENCE Easterly, parallel with said northerly line of said parcel conveyed to Louis R. Tavaglione, et al, 5.00 feet;

THENCE Southerly, parallel with said westerly line of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 20, a distance of 140.00 feet to the southerly line of said parcel conveyed to Louis R. Tavaglione, et al;

THENCE Easterly, along last said southerly line, a distance of 10.00 feet to said **TRUE POINT OF BEGINNING**.

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

Mark S. Brown 2/21/99 Prep. WF
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99



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 *electrical energy distribution facilities*.

Dated February 29, 1996

Donald E. Tavaglione
DONALD E. TAVAGLIONE

James L. Tavaglione
JAMES L. TAVAGLIONE

Jeffrey L. Tavaglione
JEFFREY L. TAVAGLIONE

Michael J. Tavaglione
MICHAEL J. TAVAGLIONE

GENERAL ACKNOWLEDGEMENT

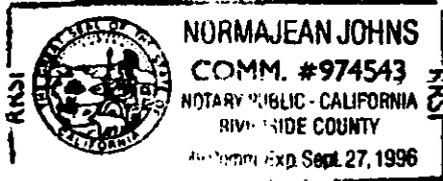
State of California }
County of RIVERSIDE } ss

On 3/29/96, before me NORMAJEAN JOHNS, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared

DONALD E. TAVAGLIONE, JAMES L. TAVAGLIONE, JEFFREY L. TAVAGLIONE
AND MICHAEL J. TAVAGLIONE
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.

NormaJean Johns
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:

THEMSELVES
INDIVIDUALLY

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 3/8/96

John C. Head
Real Property Services Manager
of the City of Riverside

pizza.tvl

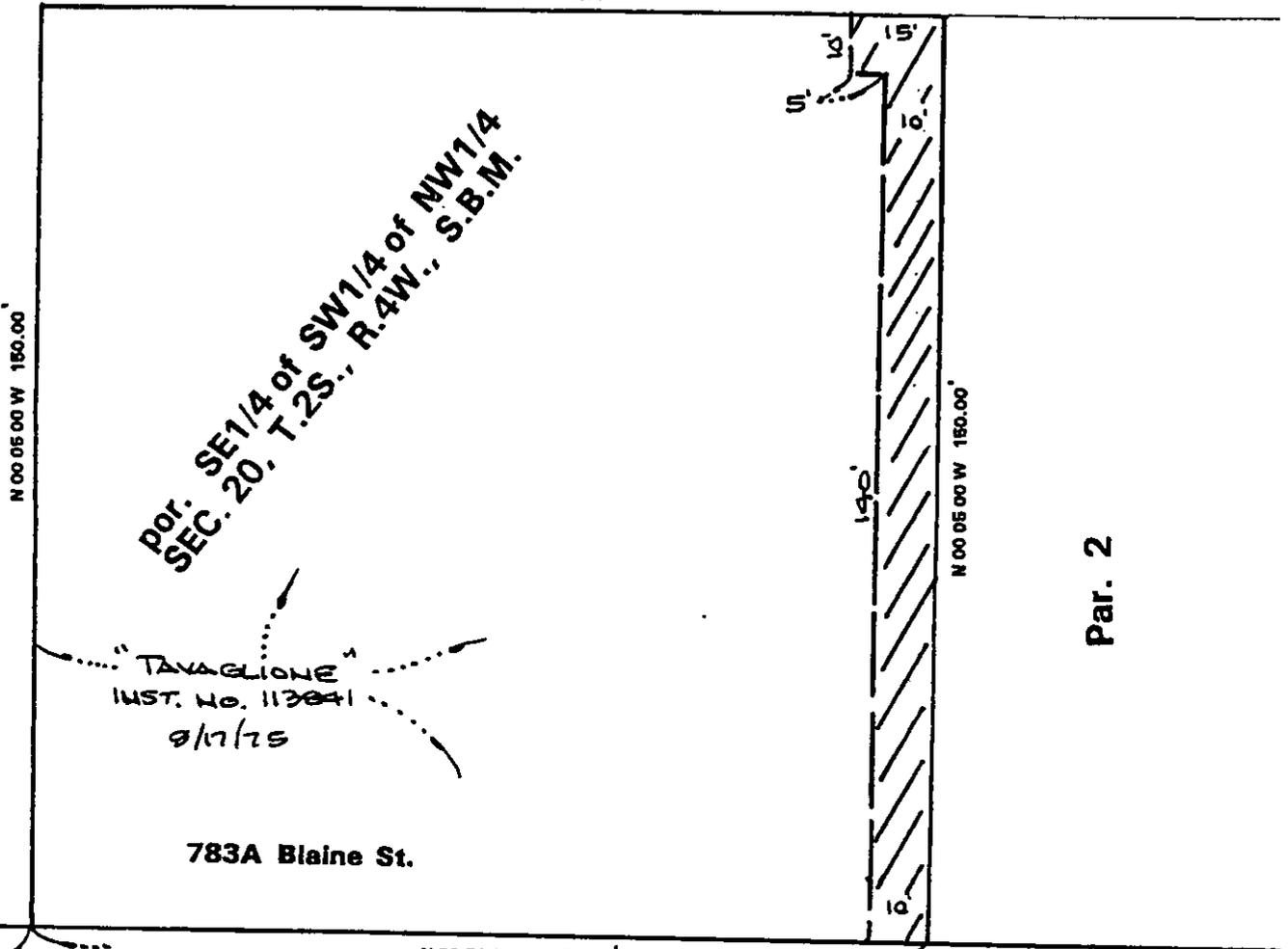
RECEIVED AS TO FORM
[Signature]
CITY ATTORNEY

88245

P.M.B. 4/31 Riv. Co.

Par. 1

N 89 50 00 W 150.00'



Par. 2

783A Blaine St.

N 89 50 00 W 150.00'

INST. No. 48560
REC. 7/8/98

Blaine St.

TO WATKINS DR.....

SW CORNER SE + SW + NW +
SEC. 20

Symbology

- Parcel Line
- ROW Line
- - - - Project Limits Boundary
- Street Centerline
- Private Street Centerline

Map Produced on:
February 23, 1996

27-7



1 inch = 30 feet

Aerial photo taken on 4/19/95. The City of
Riverside makes no warranty on the accuracy or
contents of the data shown on this map. This
map shall not be reproduced or distributed.
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This plat is solely and aid in locating the PARCEL(S) described in the
attached document. It is not a part of the written description therein.

13942