

212150 ✓

When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

JUN - 7 1996

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- 13991

Project: **Hidden Valley Golf Course**
La Sierra University property

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **LA SIERRA UNIVERSITY, a California Nonprofit Religious Corporation, who acquired title as LA SIERRA COLLEGE, a California corporation,** 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 **electrical 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 **electrical energy distribution facilities**

THIS EASEMENT SHALL EXPIRE AT 12:01 a.m., MAY 1, 2026.

Dated May 24, 1996

**LA SIERRA UNIVERSITY, a California
nonprofit Religious Corporation**

by [Signature]

title V.P. for Financial Administration

by [Signature]

title V.P. for Academic Administration

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE }ss

On MAY 24 1996 before me CHERYL R. McCLAIN
(date) (name)

a Notary Public in and for said State, personally appeared

ALEJO PIZARRO AND ADENT SCHMIOT
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.

Cheryl R. McClain
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- (X) Corporate Officer(s)

Title VP-FINANCE

Title SECRETARY

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

LA SIERRA UNIVERSITY

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 6/3/96

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

lsugoff.ela

APPROVED AS TO FORM

[Signature]
ASST. CITY ATTORNEY

EXHIBIT "A"
ELECTRICAL EASEMENT

212150

AN EASEMENT FOR ELECTRIC LINES OVER THAT PORTION OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, SAID EASEMENT BEING A STRIP OF LAND 10 FEET WIDE LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

PARCEL 1

BEGINNING AT THE SOUTHERLY TERMINUS OF THE MOST WESTERLY LINE OF PARCEL 13, AS DESCRIBED IN DEED TO LA SIERRA COLLEGE, A CALIFORNIA CORPORATION, RECORDED JANUARY 10, 1991 AS INSTRUMENT NO. 12068, IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THE MOST WESTERLY LINE OF SAID PARCEL 13 BEING DESCRIBED IN SAID DEED AS, "THENCE SOUTH 0° 19' EAST, 553 FEET ALONG THE WESTERLY LINE OF SAID LOT 21;"

THENCE SOUTH 83°51'00" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL 13, 98.28 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE SOUTH 0°11'00" EAST 122.48 FEET;

THENCE SOUTH 2°11'33" EAST 78.36 FEET;

THENCE SOUTH 4°13'47" EAST 113.08 FEET;

THENCE SOUTH 4°00'34" EAST 196.12 FEET TO THE NORTH LINE OF RALEY DRIVE.

PARCEL 2

BEGINNING AT THE HEREINABOVE REFERRED TO POINT "A":

THENCE NORTH 2°26'39" EAST 47.87 FEET;

THENCE NORTH 6°26'59" EAST 71.19 FEET;

THENCE NORTH 11°37'04" EAST 86.42 FEET;

THENCE NORTH 2°48'17" EAST 85.39 FEET;

THENCE NORTH 6°31'35" EAST 132.24 FEET;

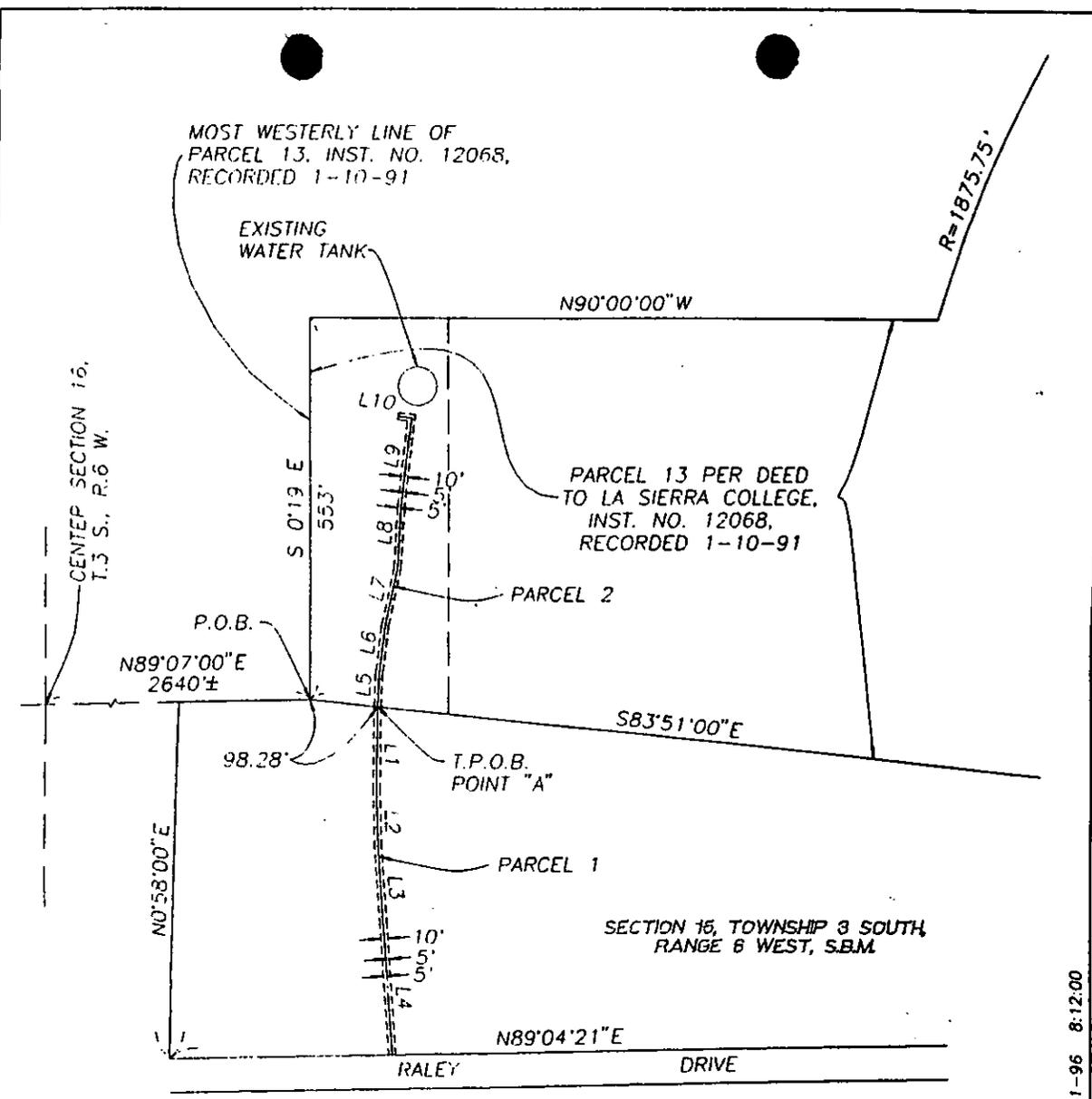
THENCE NORTH 83°28'25" WEST 19.02 FEET;

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

DESCRIPTION APPROVAL 5/24/96
Walter R. Ayres by
SURVEYOR, CITY OF RIVERSIDE
ks



Douglas N. Crouse
DOUGLAS N. CROUSE R.C.E. 23796
EXPIRES 12-31-97



LINE TABLE

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L1 | S0°11'00\"E | 122.48' |
| L2 | S2°11'33\"E | 78.36' |
| L3 | S4°13'47\"E | 113.08' |
| L4 | S4°00'34\"E | 196.12' |
| L5 | N2°26'39\"E | 47.87' |
| L6 | N6°26'59\"E | 71.19' |
| L7 | N11°37'04\"E | 86.42' |
| L8 | N2°48'17\"E | 85.39' |
| L9 | N6°31'35\"E | 132.24' |
| L10 | N83°28'25\"W | 19.02' |

SCALE 1" = 200'

CROUSE/BEERS & ASSOCIATES, INC.
 Civil Engineering x Surveying x Planning
 1700 HAMNER AVENUE, SUITE 104
 NORCO, CA 91760 19091 736-2040 FAX (909) 736-5292

Douglas M. Crouse
 DOUGLAS M. CROUSE
 No. 23796
 Exp. 12-31-97
 CIVIL ENGINEER
 STATE OF CALIFORNIA

5/1/96
 DATE

DOUGLAS M. CROUSE R.C.E. 23796
 EXP. 12-31-97

EXHIBIT 'B'

**ELECTRICAL EASEMENT
 TO
 THE CITY OF RIVERSIDE**

78-1

| | | | |
|------------------------|-----------------------|-----------------|--------------|
| PREPARED BY: P.D.B. | CHECKED BY: D.H.C. | DATE: 5-1-96 | SHEET 1 OF 1 |
|------------------------|-----------------------|-----------------|--------------|

C:\DRAWINGS\HONOLULU\WATEASE\RELEASE 5-1-96 8:12:00