

yt

259777

When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00 AM
JUN 11 1999

Recorded in Official Records
of Riverside County, California

Recorder *d*

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- 14420

C
AK

d
AK

Project: *3767 Iowa Avenue*
A.P.N. 250-190-036

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
WELLS FARGO BANK, as Successor Trustee to FIRST INTERSTATE BANK OF CALIFORNIA, Successor Trustee of the Mary S. Woodill Trust FBO Patricia McCarthy, 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 (the "property") located in the City of Riverside, County of Riverside, State of California, described as follows:

THAT portion of Parcel 1 of Parcel Map on file in Book 4, page 22 of Parcel Maps, records of Riverside County, California, described as follows:

THE northerly 16.00 feet of the westerly 15.00 feet of Parcel 1 of said Parcel Map;

EXCEPTING therefrom the northerly 6.00 feet and the westerly 5.00 feet thereof.

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



Mark S. Brown 4/20/99 Date WE
 Mark S. Brown, L.S. 5655
 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**.

INDEMNITY

Grantee, as a material part of the consideration to be rendered to Grantor under this Easement, waives all claims against Grantor for damages to all personal Property in, on or about the Property, and for injuries to persons in or about the Property, from any cause arising

at any time. Further, Grantee agrees to indemnify Grantor against all claims, damages, suits, actions, etc. and further to hold Grantor exempt and harmless from and on account of any damage or injury to any person or personal property of any person, arising from (a) Grantee's use of the Property, and/or (b) Grantee's failure to keep the Property clean, in good condition, and in good repair. Grantor shall not be liable to Grantee for any damage by or from any error or omission and/or act of negligence of any other occupant of the Property or any occupant of adjoining or contiguous property. Grantee agrees to pay for all damages to the Property and adjoining or contiguous properties, as well as all damage or injury to occupants of the Property and adjoining contiguous property and to the property of those occupants caused by (1) Grantee's misuse or neglect of the Property and/or (2) errors or omissions and/or negligence of Grantee, its officers, agents, and employees and by persons under contract to Grantee and their officers, agents and employees.

Dated May 10, 1999

**WELLS FARGO BANK, as Successor
Trustee to
FIRST INTERSTATE BANK OF
CALIFORNIA, Successor Trustee of
the Mary S. Woodill Trust FBO
Patricia McCarthy**

by Angelita Delago
title Assistant Vice President

by Daniel F. Powers
title DANIEL F. POWERS
ASSISTANT VICE PRESIDENT

Dated: June 7, 1999

CITY OF RIVERSIDE

by John E. Holmes
title City Manager

Attest: Carol Confer
City Clerk

APPROVED AS TO FORM
Carol Confer 5/27/99
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

GENERAL ACKNOWLEDGMENT

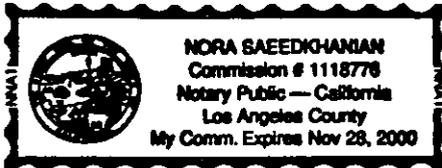
State of California }
County of LOS ANGELES } ss

On MAY 10, 1999, before me NORA SAEEDKHANIAN
(date) (name)

a Notary Public in and for said State, personally appeared

ANGELITA DELAGO AND DANIEL F. POWERS
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.

Nora Saedkhanian

signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
(X) Corporate Officer(s)
Title ASST. VICE PRESIDENT
Title ASST. VICE PRESIDENT

() Guardian/Conservator

() Individual(s)

() Trustee(s)

() Other

() Partner(s)

() General

() Limited

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

WELLS FARGO BANK,

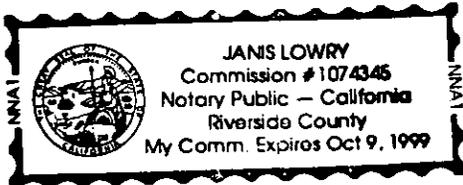
GENERAL ACKNOWLEDGMENT

State of California }
County of RIVERSIDE } ss

On June 7, 1999, before me Janis Lowry
(date) (name)

a Notary Public in and for said State, personally appeared
John E. Holmes and Colleen J. Nicol
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.

Janis Lowry
signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

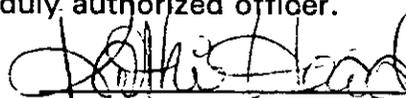
- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other
- () Partner(s)
() General
() Limited

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

5/28/99

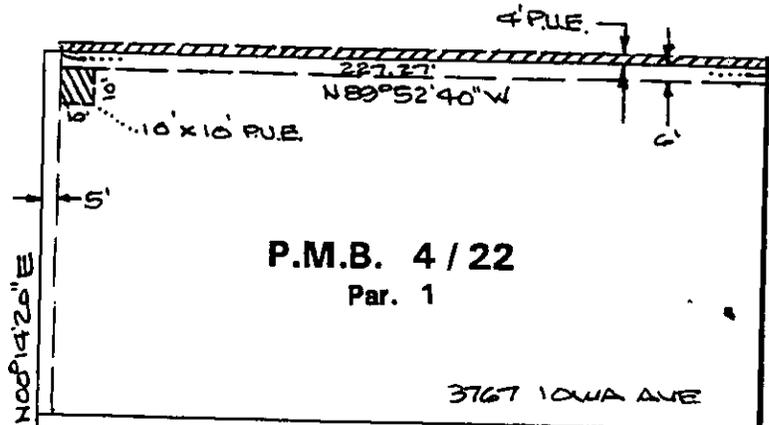
Real Property Services Manager
of the City of Riverside

*firstib.ele***APPROVED AS TO FORM**Carolyn Confer 5/27/89

CAROLYN CONFER
ASSISTANT CITY ATTORNEY

POR. LOT 60 SEC. 19, T. 2S, R. 4W., S.B.M.
EAST RIVERSIDE LAND CO.
M.B. 6/44 S.B.Co.

R.S. 26/70
Par. 1



P.M.B. 4/22
Par. 1

3767 IOWA AVE

N 0° 14' 26" E

Iowa Ave.

55'

PAR. 2

University Ave.

◆ 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



Scale: 1" = 60'

Drawn by: fwally

Date: 10/27/98

Subject: P.U.E.'s 3767 Iowa Ave.

44

14470