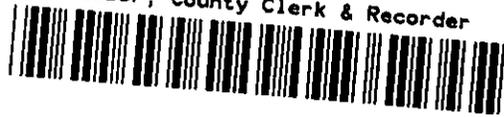


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Page 1 of 5

Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



When recorded mail to:

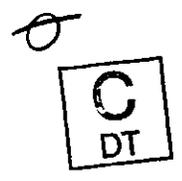
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

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Project: 69kv Riverside Energy Resource Center
to Mountain View Substation
Parcel 29
A.P.N. 189-031-030

D - 15454



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RIZZCO
AUTOMOTIVE REPAIR, INC., 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 and transmission facilities, and telecommunication 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

15454

employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said *electrical energy distribution and transmission facilities, and telecommunication facilities.*

Dated 1-19-2005

RIZZCO AUTOMOTIVE REPAIR, INC., a
California corporation

By Michael Frederick
MICHAEL F FREDERICK
Title President

By Maureen Frederick
MAUREEN FREDERICK
Title Vice President - SECRETARY

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2 of 5





GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

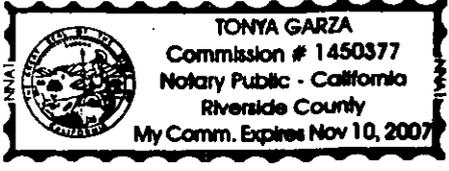
On January 19, 2005, before me Tonya Garza
(date) (name)

a Notary Public in and for said State, personally appeared
Michael Frederick, Maureen Frederick
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.

Tonya Garza
Signature



**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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3/2/05

CITY OF RIVERSIDE
By [Signature]

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE
BY [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:

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 13 and 14 in Block 29 of Riverview Addition Tract No. 5, as shown by map on file in Book 7, Page 7 of Maps, records of Riverside, California, lying northwesterly of the following described line:

COMMENCING at the northwesterly corner of Lot 12 in said Block 29;

THENCE South $0^{\circ}07'15''$ West, along the westerly line of said Lot 12, a distance of 17.65 feet to a line that is parallel with and distant 55.00 feet southeasterly, as measured at right angles, from the centerline of Jurupa Avenue as shown by said map;

THENCE North $58^{\circ}18'02''$ East, along said parallel line, a distance of 76.50 feet to the westerly line of Parcel 2 of Certificate of Compliance recorded April 1, 1987, as Instrument No. 90173 of Official Records of said Riverside County;

THENCE South $0^{\circ}07'15''$ West, along said westerly line, a distance of 9.42 feet to a line that is parallel with and distant 8.00 feet southeasterly, as measured at right angles, from the northwesterly line of said Parcel 2 and the POINT OF BEGINNING of this line description;

THENCE North $58^{\circ}58'54''$ East, a distance of 59.57 feet to a point in the northeasterly line of said Parcel 2, distant 29.37 feet northwesterly from the northeasterly corner of said Parcel 2 and the END of this line description.

Area - 449 square feet, more or less.

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

 9/30/04 Prep. 
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/05



WWW.CITYOFRIVERSIDE.CA.GOV
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 5 of 5

