



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: Plaza Substation PUE
APN: 225-263-017
Address: 3484 Central
Order No. 86415454

D- 15463

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EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CITY NATIONAL BANK, a National Banking Association, Successor in Interest by Merger to RIVERSIDE NATIONAL BANK, a corporation, a National Banking Association, as Grantor, does hereby 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 ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, together with all necessary appurtenances, in, under, upon, over and along that certain real property 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 ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

Dated 3/22/05

CITY NATIONAL BANK,
A National Banking Association

By: [Signature]

Print Name: TORRINO

Title: SRVP

By: [Signature]

Print Name: DALE CLARK

Title: SRVP

GENERAL ACKNOWLEDGEMENT

State of California

County of Los Angeles

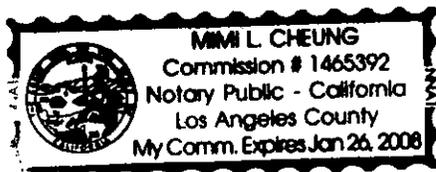
} ss

On 3/22/05, before me Mimi L. Cheung
(date) (name)

a Notary Public in and for said State, personally appeared

Dale Clark & Harry Topping
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.

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

DATED 3/22/05

CITY OF RIVERSIDE

By: [Signature]

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY: [Signature]
Deputy City Attorney

EXHIBIT A

Project: 3484 Central PUE

All that portion of the north half of the northeast quarter of the southeast quarter of Fractional Section 34, Township 2 south, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

COMMENCING at the northwesterly termination of that certain course described as having a bearing of North 49°22'49" West, and a distance of 30.66 feet, in document recorded September 12, 1980, as Instrument No. 166669, Records of said Riverside County, said point lying on a line that is parallel with, and 44.00 feet easterly, measured at right angles, from the centerline of Riverside Avenue, as shown on map of Seid Tract No. 2, filed in Map Book 26, Page 6, said Records of Riverside County;

Thence North 00°06'00" West along said parallel line, a distance of 8.31 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 00°06'00" West along said parallel line, a distance of 22.25 feet;

Thence North 89°54'00" East leaving said parallel line, a distance of 4.66 feet;

Thence South 00°06'00" East, a distance of 22.25 feet;

Thence South 89°54'00" West, a distance of 4.66 feet to the **TRUE POINT OF BEGINNING**;

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

 1/24/05 Date Prep. pl
Mark S. Brown, L.S. 5655
License Expires 9/30/05



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°06'00" W	8.31'
L2	N 00°06'00" W	22.25'
L3	N 89°54'00" E	4.66'
L4	S 00°06'00" E	22.25'
L5	S 89°54'00" W	4.66'

CENTRAL AVENUE

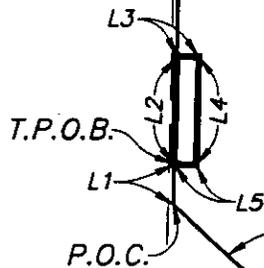


RIVERSIDE AVENUE

R/S
19/87

PAR 2

44.00'



N 49°22'49" W 30.66'
PER INSTR. NO. 166669
REC. SEPT. 12, 1980

SEID TRACT

1

2

3

M.B. 24/61

POR. S.E. 1/4

SEID TRACT

NO. 2

SEC. 34

13

T. 2 S., R. 5 W.

M.B. 26/5-6

LAURA LANE

• CITY OF RIVERSIDE, CALIFORNIA •

54-1

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"=40'

DRAWN BY: RICH

DATE: 12/16/04

SUBJECT: 3484 CENTRAL AVENUE P.U.E.

15463