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BOOK 3151 PAGE 360

RECORDING REQUESTED BY

50914

SOUTHERN CALIFORNIA EDISON COMPANY

WHEN RECORDED MAIL TO SOUTHERN CALIFORNIA EDISON COMPANY

P.O. Box 513, ONTARIO, CALIF

RECEIVED FOR RECORD

MAY 31 1962

30 Min. Past 10 o'clock At Request of

Grantee Recorded in Official Records BOOK 3151 PAGE 360 Et. Sec. Records of Riverside County, Calif.

Jack A. Ross Recorder FEES \$ 2.00

PHOTOSTATED COPIES

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT (CORPORATION)

J-M HOMES, INC

a corporation, organized under the laws of the State of California, and having its principal place of business at... in said State, hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, an easement and right of way to construct, use, maintain, alter, add to, repair, replace, and/or remove, in, on and over the real property hereinafter described, situated in the County of Riverside, State of California, an electric line, consisting of poles, necessary guys and anchors, cross-arms, wires and other fixtures and appliances, for conveying electric energy to be used for light, heat, power, telephone and/or other purposes.

6/23

Said real property is described as follows:

All those areas designated as Public Utility Easements "P.U.E.'s" as delineated on Tract 2280, as per map recorded in Book 42 of Maps, pages 92 and 93, records of said County.

ALSO a strip of land 10 feet in width lying within Lot 20 of said tract, the centerline of said strip is described as follows:

BEGINNING at the most northerly corner of Lot 20; thence northwesterly to a point in the northerly line of Lot 21, said point being distant westerly, measured along said northerly line, 17 feet from the northeast corner of Lot 21.

ALSO a strip of land 2 feet in width lying within Lot 9 of said Tract, the northeasterly line of said strip is described as follows:

BEGINNING at the most northerly corner of Lot 20; thence South 73°00'00" East along the northeasterly line of Lot 9 a distance of 30 feet.

ALSO the following described land in Tract 2281, as per map recorded in Book 33, pages 16 and ..., records of said County.

The easterly 6 feet of Lot 31; The westerly 6 feet of Lot 32.

The Grantee, its successors and assigns, and its and their respective agents and employees, shall have the right to trim or top such trees as may endanger or interfere with said electric line, and shall have free access to said electric line and every part thereof, at all times, for the purpose of exercising the rights herein granted.

IN WITNESS WHEREOF, said J-M HOMES, INC. has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary, thereunto duly authorized, this 5 day of February, 1962.

J-M HOMES, INC. By C. Myrescaugh President

STATE OF CALIFORNIA, COUNTY OF Orange ss.

On this 5 day of February, 1962, before me, the undersigned, a Notary Public in and for said County and State, personally appeared C. Myrescaugh, known to me to be President, and Secretary, of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the said corporation, and acknowledged to me that such corporation executed the same pursuant to its By-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Notary Public in and for said County and State.

200741

July 13, 1962

6/9-1

Mr. John Graham
Southern California Edison Co.
316 West "B" Street
Ontario, Calif.

re: Arlington Plaza Shopping Center
Arlington North Company
Easement for W. T. Grant store

Dear Mr. Graham:

In the haste of the need for the easement to complete the Grant work it was necessary to convey to you the easement prior to the time that we had all of the consents from the various tenants. We now have them all, but Grant gave their consent subject to certain conditions which are set forth on the copy of the enclosed Consent from W. T. Grant

So that our file will be complete, the Southern California Edison Co. should agree to the conditions set forth in the Grant Consent. As consideration for your approval, the Arlington North Company agrees that it will indemnify and hold Southern California Edison Co. harmless with respect to the cost and expense directly related to the cancellation of the easement and the removal of any equipment located thereon as may be required by the W. T. Grant Co.

Would you please indicate your approval of the foregoing by having a duly authorized officer of your company execute the original of this letter in the space provided for such signature and return the same to us for our files. The extra copy of this letter is for your own files.

Very truly yours,

ARLINGTON NORTH COMPANY

By Richard H. Millen
Vice President

RHM:HJ

APPROVED
SOUTHERN CALIFORNIA EDISON CO.

By G. P. Sawyer

CONSENT

The undersigned have been notified that there is a proposed easement to be granted the 23rd day of May 1959, by and between ARLINGTON NORTH COMPANY and SOUTHERN CALIFORNIA Edison COMPANY, a corporation, its successors and assigns, of an easement and right of way to construct, use, maintain, alter, add to, repair, replace and remove, in, on and over the real property hereinafter described, situated in the County of Riverside, State of California, an electric line, consisting of poles, necessary guy wires, anchors, cross-arms, wires and other fixtures and appliances, for conveying electric energy to be used for light, heat, power, telephone and/or other purposes. Said real property is described as follows:

Two strips of land 10 feet in width lying within Lot 275 of Camp Arroyo Annex Subdivision No. 1 according to map on file in Book 22 of Maps, pages 31 and 32, records of said County. The centerlines of said 10 foot strips are described as follows:

(Strip 1) COMMENCING at the intersection of the centerline of Arlington Avenue and Harold Street as said Harold Street is located in Riverside County and recorded May 5, 1959, in Book 2465, page 22, Riverside County records; thence South 0° 30' 30" West 587.11 feet to the beginning point of a concave northeasterly curve having a radius of 200 feet and curving easterly along said curve a distance of 12 feet; thence South 89° 29' 30" East 23 feet to the point of beginning of said 10 foot strip; thence in a straight line to the following described point hereinafter referred to as Point "A" COMMENCING at said beginning of a tangent curve; thence South 0° 30' 30" West 71.53 feet; thence South 89° 29' 30" East 122.83 feet to Point "A" RECEIVING from said 10 foot strip that portion lying within Harold Street, 60 feet wide as now established.

(Strip 2) COMMENCING at said Point "A" thence South 89° 29' 30" East a distance of 15 feet.

The undersigned hereby acknowledge the receipt of a copy of such grant of easement and consents to such grant on the conditions that:

- (1) with respect to (Strip 1), if in Tenant's sole opinion such easement does not interfere with Tenant's rights under Section 27 of its Lease Agreement dated August 19, 1959 with Arlington North Company, Arlington North Company, will upon notice from the undersigned cancel such easement, and Southern California Edison Company will forthwith remove any equipment located thereon;
- (2) with respect to (Strip 2), if in Tenant's sole opinion such easement does not interfere with Tenant's rights under Section 21, (c) of its Lease Agreement dated August 19, 1959 with Arlington North Company, Arlington North Company will upon notice from the undersigned cancel such easement, and Southern California Edison Company will forthwith remove any equipment located thereon.

The undersigned further agrees that this Consent may be attached to the grant of easement by Arlington North Company.

W. S. CRANE COMPANY

W. R. Ketz

Vice President

ASHER R. J. Kelly

Attorney

STATE OF NEW YORK

COUNTY OF NEW YORK

On June 27 1962, before me, the undersigned

a Notary Public in and for said County and State, personally appeared

M. F. Ketz known to me to be the Vice President

and R. J. Kelly known to me to be the Asst.

Secretary of W. T. CRANE COMPANY, the corporation that executed the within

instrument, known to me to be the persons who executed the within instrument

on behalf of said corporation, and acknowledged to me that said corporation

executed the within instrument pursuant to its by-laws or a resolution of

its board of directors.

WITNESSED by my hand and official seal.

Ruth Kreisler

Notary Public in and for said
County and State

RUTH KREISLER, Notary Public
State of New York No. 01-219637
Qualified in Bronx County
Certificate filed in New York County
Commission expires March 28, 1965

