

RECORDING REQUESTED BY

SOUTHERN CALIFORNIA EDISON COMPANY

WHEN RECORDED MAIL TO
SOUTHERN CALIFORNIA EDISON COMPANY

Eastern Division
P. O. Box 1029, San Bernardino
California 92403
Attn: R/W & Land Dept.

INDEXED

RECEIVED FOR RECORD

MAY 7 1965

55 Min. Fee 11
AL Request of

Registration Official Recorder
at Riverside County, California

W.W. Ralph

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FEES \$ 2.00

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT

LA SIERRA COLLEGE, a corporation, Grantor, hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, Grantee, its successors and assigns, the right to construct, use, maintain, alter, add to, repair, replace, inspect, enlarge and/or remove an electrical substation, consisting of electrical transformers and appurtenant facilities and equipment, together with wires, conduits and cables, both overhead and underground, guy wires and anchors, ground wires, poles, towers, buildings, structures, concrete foundations, fences and other protective structures and devices, appliances, facilities and property which Grantee may find necessary or convenient in connection with the construction, maintenance and operation of said electrical substation, to be used for the purpose of receiving, transforming and transmitting electric energy to be used for light, heat, power, telephone and/or other purposes in, on, over and under that certain real property located in the County of Riverside, State of California, described as follows:

The North 64.5 acres of Lot 28, Block 61, La Sierra Heights Tract Number 2, as shown by map thereof recorded in Map Book 7, page 66, records of Riverside County, California.

The real property comprising the site upon which the electrical substation will be constructed is described as follows:

Commencing at the intersection of the centerline of Sierra Vista Avenue (60 feet wide) and a line drawn parallel with and 30 feet South of the North line of Pierce Place (90 feet wide); thence South 02° 21' 45" East, a distance of 804.64 feet to a point in Pierce Street (88 feet wide); thence North 87° 38' 15" East, a distance of 48 feet to a point on the Easterly line of said Pierce Street, said point designated and hereinafter referred to as Point "A"; thence continuing North 87° 38' 15" East, a distance of 47 feet to the TRUE POINT OF BEGINNING of said electrical substation site; thence South 02° 21' 45" East, a distance of 14 feet to a point; thence North 87° 38' 15" East, a distance of 24 feet to a point; thence North 02° 21' 45" West, a distance of 15 feet to a point; thence South 87° 38' 15" West, a distance of 24 feet to a point; thence South 02° 21' 45" East, a distance of one foot to the TRUE POINT OF BEGINNING.

The Grantor also grants to the Grantee, its successors and assigns, a right of way ten (10) feet in width to construct, use, maintain, alter, add to, repair, replace, inspect and/or remove 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 other purposes in, on, over and across the property hereinabove described. The centerline of the right of way ten (10) feet in width is described as follows:

Beginning at Point "A" hereinabove described; thence North 87° 38' 15" East, a distance of 48 feet to a point in the above described property.

The Grantee shall have free access to said electric substation and lines and every part thereof, at all times for the purpose of exercising the rights herein granted, and shall have the right to keep the hereinabove described land free from any accumulation of inflammable material. The Grantor covenants for itself, its

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R/W & LAND
DEPARTMENT
GKS
4-12-65
sketch

successors and assigns, that it or they will not erect, place or maintain, or permit to be erected, placed or maintained, within the hereinabove described land, any building or other structure without first securing the permission of the Grantee thereto, and that it will not plant or maintain, or permit to be planted or maintained, any tree or trees, or shrubs, so that they or any of them, will interfere with or endanger the wires, structures or appurtenances of the Grantee, its successors or assigns, and agrees that if any tree or shrub shall grow or be so near to any of said wires, structures or appurtenances as to endanger the same or interfere with the proper operation or care thereof, the said Grantee, its successors and assigns, and its and their agents and employees, may trim or remove such tree or shrubs so as to prevent such interference or danger.

IN WITNESS WHEREOF, said corporation 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.

Dated: April 22, 1965.

LA SIERRA COLLEGE

By R. R. Bietz
President

By W. M. Landeen
Secretary

STATE OF CALIFORNIA)
COUNTY OF Riverside) ss.

On this 22nd day of April, 1965, before me, a Notary Public in and for said County and State, personally appeared R. R. Bietz known to me to be the President, and W. M. Landeen known to me to be the Secretary of LA SIERRA COLLEGE, a corporation, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation herein named, 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.

Earl M. Gillespie
Notary Public in and for said
County and State

EARL M. GILLESPIE
My Commission Expires June 2, 1965

