

305176

When recorded mail to:

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

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

SEP 15 1995

FREE RECORDING

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

Recorded in Official Records of Riverside County, California

Recorder [Signature] Fees \$ [Signature]

FOR RECORDER'S OFFICE USE ONLY

Project: **Harvey Lynn Substation**

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **LA SIERRA COLLEGE**, 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 facilities**, together with all necessary appurtenances, in, under, upon, over and along that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

**Parcel 1**

A strip of land 10.00 feet in width in that portion of Lots 1, 3, 5 and 7 in Block 57 of LA SIERRA HEIGHTS TRACT No. 2 as shown by map on file in Book 7 page 66 of Maps, records of Riverside County, California, the northeasterly line of said 10.00 foot wide strip being described as follows:

**COMMENCING** at the intersection of the southeasterly line of Pierce Street (Lot I) with the southwesterly line of La Sierra Avenue (formerly Holden Avenue) (Lot T) as shown by said map of La Sierra Heights No. 2;

**THENCE** southwesterly, along said southeasterly line of Pierce Street, 325.05 feet to the **TRUE POINT OF BEGINNING**; said point being hereinafter referred to as Point "A";

**THENCE** southeasterly, in a direct line, 1547 feet, more or less, to a point in the southeasterly line of said Lot 1 in Block 57; said point being distant thereon, 325.20 feet southwesterly from the most easterly corner of said Lot 1; said point being the **END** of this line description.

**EXCEPTING THEREFROM** the northwesterly 20 feet thereof as conveyed to the County of Riverside by deed recorded April 1, 1952, in Book 1355 Page 542 of Official Records of said Riverside County.

### Parcel 2

A strip of land 5.00 feet in width in that portion of said Lot 7 in Block 57 of said LA SIERRA HEIGHTS TRACT No. 2, the northeasterly line of said 5.00 foot wide strip of land being described as follows:

**COMMENCING** at Point "A" hereinbefore described;

**THENCE** southwesterly, along said southeasterly line of Pierce Street, 10.00 feet to the **TRUE POINT OF BEGINNING**;

**THENCE** southeasterly, parallel with the northeasterly line of Parcel 1 described above, 35.00 feet to the **END** of this line description.

**EXCEPTING THEREFROM** the northwesterly 20.00 feet thereof as conveyed to said County of Riverside April 1, 1952.

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

Mark S. Brown 3/7/95 Prep. WF  
 Mark S. Brown, L.S. 5655 Date  
 License Expires 9/30/95



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**.

Dated September 7, 1995

**LA SIERRA COLLEGE,**  
**a California corporation**

by Laurence Kosaty

title President

by \_\_\_\_\_

title \_\_\_\_\_

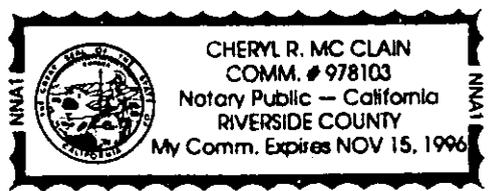
GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE }<sup>ss</sup>

On SEPT. 7 1995, before me CHERYL R. McCLAIN  
(date) (name)

a Notary Public in and for said State, personally appeared  
LAWRENCE T. GERATY  
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.

Cheryl R. McClain  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- (X) Corporate Officer(s)

Title PRESIDENT

Title \_\_\_\_\_

- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other

- ( ) Partner(s)
- ( ) General
- ( ) Limited

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

CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)

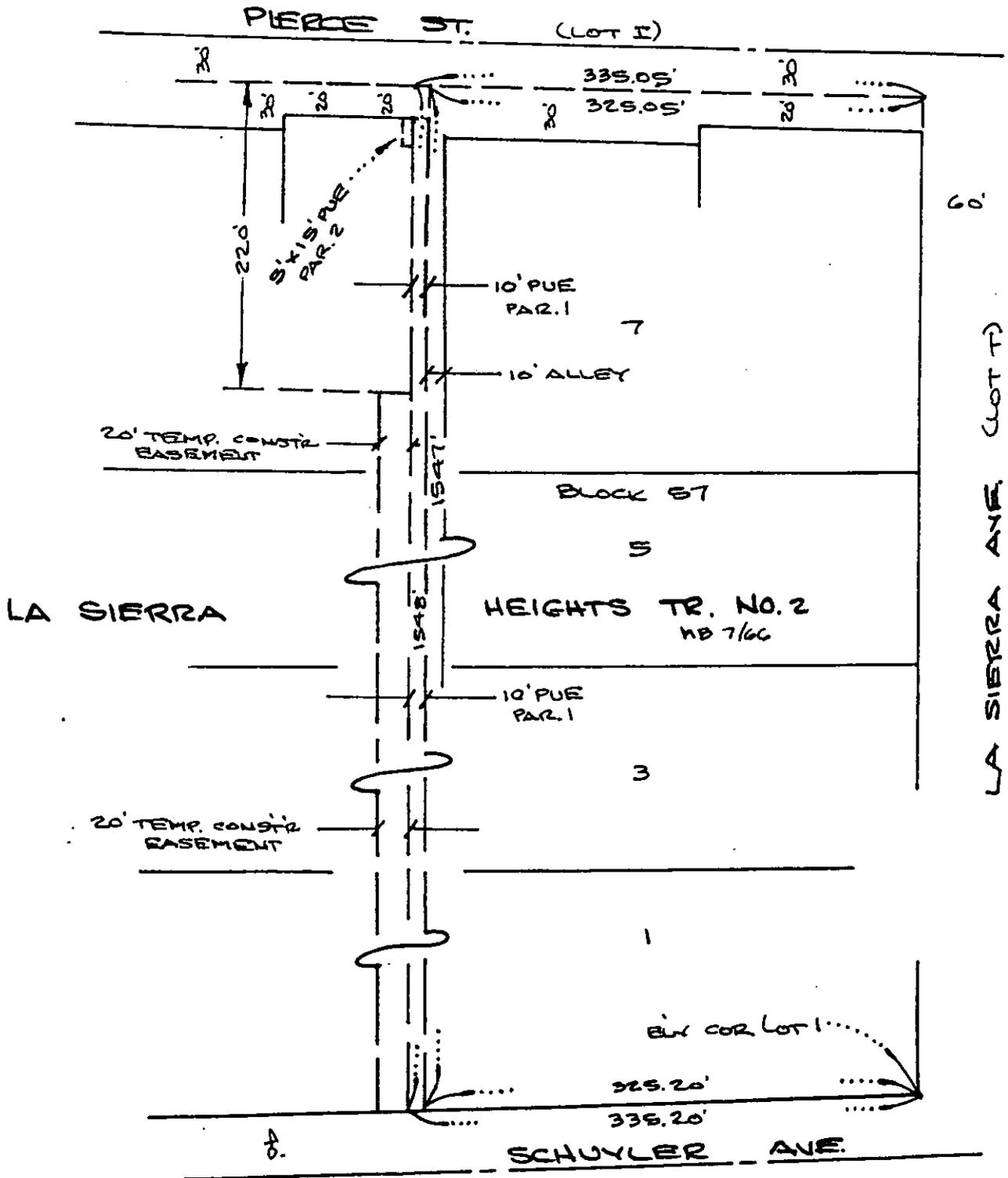
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 9/14/95

[Signature]  
Real Property Services Manager  
of the City of Riverside

hvyinn.ese

APPROVED AS TO FORM  
Robert R. Lewis 9/14  
ASST. CITY ATTORNEY



• CITY OF RIVERSIDE, CALIFORNIA •

54-7  
63-648

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

6/35

SCALE: 1" = 100'

DRAWN BY WF DATE 3-7-95

SUBJECT HARVEY LYNN SUBSTATION