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139346

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

When recorded mail to:

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

APR 24 1997

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$

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

FOR RECORDER'S OFFICE USE ONLY

Project: DEA BUILDING

D - 139346

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WESTERN DEVCON INC., a California corporation**, as Grantor, 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 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 employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing

and removing said electric energy distribution facilities.

Dated 4-7-97

WESTERN DEVCON INC., a California Corporation

By [Signature]

Title PRESIDENT

By _____

Title _____

GENERAL ACKNOWLEDGEMENT

State of California }
County of _____ } ss

On _____, before me _____
(date) (name)

a Notary Public in and for said State, personally appeared

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.

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:

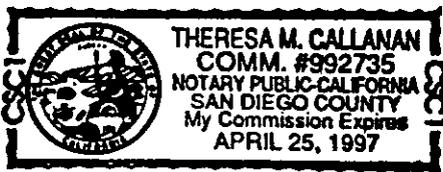
State of California

County of San Diego

On April 7, 1997 before me, Theresa M. Callanan
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Mike Ibe
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.

Theresa M. Callanan
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Easement Deed

Document Date: 4-7-97 Number of Pages: 7

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Mike Ibe

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

Western Devon Inc.

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is 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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 4/11/97

CITY OF RIVERSIDE



Real Property Services Manager
of the City of Riverside

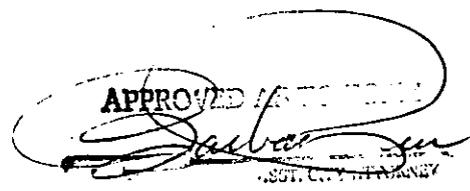

APPROVED
CITY OF RIVERSIDE

EXHIBIT A
P.U.E. EASEMENT

THAT PORTION OF THE PARCEL OF LAND DESCRIBED IN A CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT ISSUED BY THE CITY OF RIVERSIDE AND RECORDED DECEMBER 17, 1996 INSTRUMENT NO 473230, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL BEING ALL OF LOTS 6-14 OF ASSESSOR'S MAP NO. 19 ON FILE IN BOOK 1, PAGE 23 OF ASSESSOR'S MAPS, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH A PORTION OF LOT 1 IN BLOCK 4 OF D.C. TWOGOOD'S ORANGE GROVE TRACT ON FILE IN BOOK 7, PAGE 42 OF MAPS RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID PORTION DESCRIBED AS FOLLOWS:

PARCEL A

A STRIP OF LAND 10 FEET IN WIDTH, THE SOUTHWESTERLY LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF OLIVEWOOD AVENUE AS DESCRIBED IN A GRANT DEED TO THE CITY OF RIVERSIDE DATED DECEMBER 20, 1996 INSTRUMENT NO. 479580 OFFICIAL RECORDS OF RIVERSIDE COUNTY, WITH A LINE PARALLEL AND 20.50 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM THAT PORTION OF THE SOUTHWESTERLY PROPERTY LINE OF THE PARCEL DESCRIBED IN SAID CERTIFICATE OF COMPLIANCE LYING ADJACENT TO LOT 1 OF SAID D.C. TWOGOOD'S ORANGE GROVE TRACT;

THENCE S 60°58'37" E ALONG SAID PARALLEL LINE, A DISTANCE OF 116.14 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE COMMON LINE BETWEEN LOTS 1 AND 14 OF SAID D.C. TWOGOOD'S ORANGE GROVE TRACT, SAID POINT DESIGNATED AS *POINT A*;

THENCE CONTINUING S 60°58'37" E ALONG SAID PARALLEL LINE PRODUCED, A DISTANCE OF 10.00 FEET;

THENCE N 89°01' 23" E, A DISTANCE OF 39.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 30 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM THAT PORTION OF THE SOUTHWESTERLY PROPERTY LINE OF THE PARCEL DESCRIBED IN SAID CERTIFICATE OF COMPLIANCE LYING ADJACENT TO LOT 14 OF SAID D.C. TWOGOOD'S ORANGE GROVE TRACT;

THENCE S 60°58'37" E ALONG SAID PARALLEL LINE, A DISTANCE OF 95.87 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF THE PUBLIC UTILITY EASEMENT RESERVED OVER THAT PORTION OF VACATED MULBERRY STREET.

AREA = 2610 SQUARE FEET.

PARCEL B

BEGINNING AT *POINT A* AS PREVIOUSLY DESCRIBED;

THENCE S 29°00'50" W ALONG THE NORTHERLY PROLONGATION OF THE COMMON LINE BETWEEN LOTS 1 AND 14 OF SAID D.C. TWOGOOD'S ORANGE GROVE TRACT, A DISTANCE OF 10.50 FEET TO COMMON CORNER OF SAID LOTS 1 AND 14 OF D.C. TWOGOOD'S ORANGE GROVE TRACT AND LOTS 9 AND 10 OF SAID ASSESSOR'S MAP NO. 19;

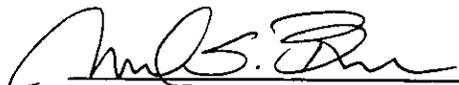
THENCE S 60°58'37" E ALONG THE SOUTHWESTERLY LINE OF THE PARCEL DESCRIBED IN SAID CERTIFICATE OF COMPLIANCE, A DISTANCE OF 10.00 FEET;

THENCE N 29°00'50" E PARALLEL WITH THE NORTHERLY PROLONGATION OF THE COMMON LINE BETWEEN SAID LOTS 1 AND 14, A DISTANCE OF 10.50 FEET TO THE SOUTHWESTERLY LINE OF THE EASEMENT AS DESCRIBED IN PARCEL A ABOVE,

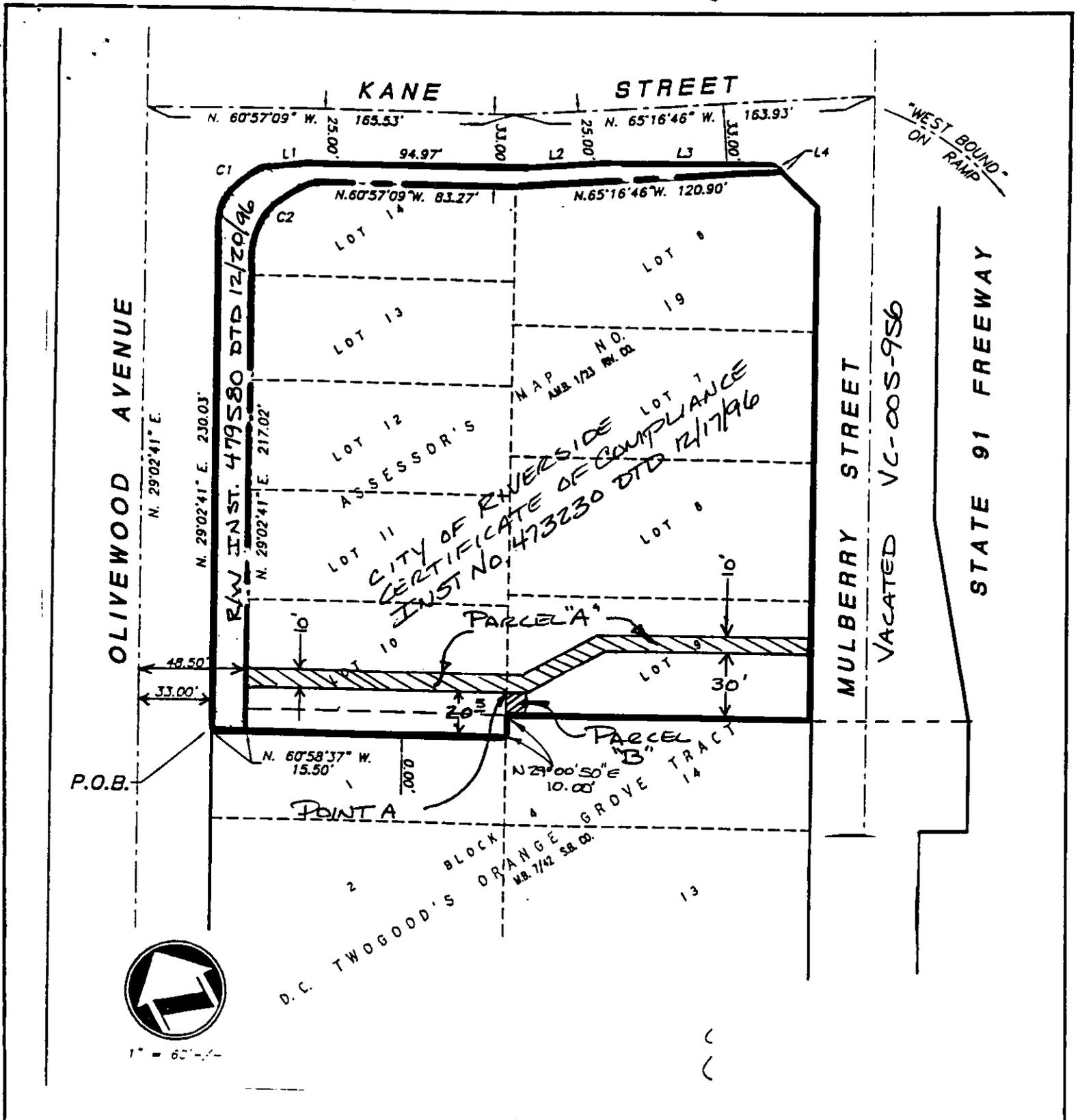
THENCE N 60°58'37" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 10.00 FEET TO *POINT A* AND THE POINT OF BEGINNING.

AREA = 105 SQUARE FEET.

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

 3/21/97 Prep. 
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99





• CITY OF RIVERSIDE, CALIFORNIA •

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" = 60' ± DRAWN BY MOB DATE 3/18/97 SUBJECT DEA-PUE EMT. WESTERN DENCON