



COMMONWEALTH LAND TITLE CO.

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)

4068101-09

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FOR RECORDER'S OFFICE USE ONLY



Project: **Downtown 12 KV Conversion**  
**APN 213-311-003**  
**Parcel 10**

D - 15256

DTT  
TMA 009

EASEMENT

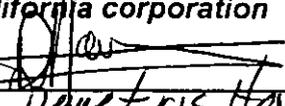
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HAVADJIA HOLDINGS, Inc., a California corporation**, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement removal of, relocation, renewal and **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

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 9-2-03

HAVADJIA HOLDINGS, Inc., a  
California corporation

By: 

Title: C.F.O.

By: \_\_\_\_\_

Title: \_\_\_\_\_



2003-929679  
11/25/2003 08:00A  
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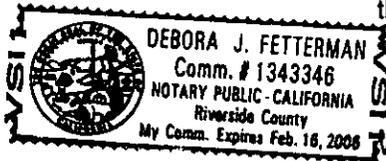
GENERAL ACKNOWLEDGEMENT

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

On Sept. 2, 2003 before me Deborah J Fetterman  
(date) (name)

a Notary Public in and for said State, personally appeared  
Demetris Havadjias  
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.

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

Dated September 10, 2003

APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE

[Signature]  
City Attorney

Interim

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

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EXHIBIT "A"

**Parcel 10A**

The Southwesterly 3.00 feet of the Southeasterly 8.00 feet of the Northwesterly 9.50 feet of the following described property:

That portion of Block 8, Range 4 of the Town of Riverside, as shown by map recorded in Book 7, page 17 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at a point in the southwesterly line of University Avenue (formerly Eighth Street), 132 feet northwesterly from the most easterly corner of said Block 8, Range 4;

Thence continuing northwesterly, along said southwesterly line of University Avenue, 54 feet 8 inches;

Thence Southwesterly, at a right angle, 160 feet;

Thence Southeasterly, at a right angle, 54 feet 8 inches;

Thence Northeasterly, at a right angle, 160 feet to said POINT OF BEGINNING.

Area – 24 square feet.

**Parcel 10B**

The Southwesterly 10.00 feet of the Southeasterly 13.00 feet of the following described property:

That portion of Block 8, Range 4 of the Town of Riverside, as shown by map recorded in Book 7, page 17 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at a point in the southwesterly line of University Avenue (formerly Eighth Street), 132 feet northwesterly from the most easterly corner of said Block 8, Range 4;

Thence continuing northwesterly, along said southwesterly line of University Avenue, 54 feet 8 inches;

Thence Southwesterly, at a right angle, 160 feet;

Thence Southeasterly, at a right angle, 54 feet 8 inches;

Thence Northeasterly, at a right angle, 160 feet to said POINT OF BEGINNING.

Area – 130 square feet.

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

 9/28/03 Date Key Prep.  
Mark S. Brown, L.S. 5655  
License Expires 9/30/03



2003-929679  
11/25/2003 08:08A  
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V847

NEW DUCT BANK  
(TYP)

RIGHT OF WAY

3466-74 UNIVERSITY AV.  
ASSESSOR PARCEL NO.  
213 311 003

10'-0"

(3) 9'x22' PARALLEL

PARKING SPACES

MINIMUM  
REQUIRED  
EASEMENT

4'-0"x8'-0"  
REQUIRED  
WORKING AREA

4'-0"x8'-0"  
REQUIRED  
WORKING AREA

P7909

13'-0"

P7807

PROPERTY LINE

ALLEY

RETAINING WALL

121'  
TO WEST RIGHT OF WAY  
OF LIME ST.

UNIVERSITY  
AVE.

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PAR. 10B

24-8

NO.	REVISION	DATE
1	MOVE STRUCTURES	8/5/03
 InterMountain Consulting Professional Engineers, Inc. CONSULTING ENGINEERS 1140 E. SOUTH UNION AVE. BOYDALE, UTAH 84007 BUS. (801) 256-1111 FAX 256-0088		

RIVERSIDE PUBLIC UTILITIES  
4kV TO 12kV CONVERSION

EASEMENT REQUIREMENTS  
BETWEEN LIME ST. AND LEMON ST.  
AND BETWEEN UNIVERSITY AV. AND 9TH ST.

SCALE:  
1"=8'-0"

DATE PLOTTED:  
03/05/2001

DRAWN BY: NM  
SITE No 10a

ACCT. NO. 6130003600-47064407-674115

15256