

GRANT OF EASEMENT

EDISON SECURITIES COMPANY, a corporation organized under and by virtue of the laws of the State of California, with its principal place of business in the City of Los Angeles, in said State, in consideration of the sum of Ten Dollars (\$10.00), receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, an easement and right of way for the construction, reconstruction, inspection, maintenance, operation and repair of a pipe line or pipe lines for sanitary sewer purposes, in, under and along a strip of land Twenty (20) feet in width upon the following described real property of the Grantor situated in the City of Riverside, County of Riverside, State of California, to wit:

Being that portion of the 20 foot strip of land hereinafter described, located within the boundary lines of the property of the Grantor, said property being described as follows:

All that portion of the land conveyed as Parcel 2 in the deed from Southern California Edison Company Ltd. to Edison Securities Company, dated July 31, 1934, and recorded in Book 205, page 53, of Official Records, records of said Riverside County, which is located within the (South one-half of Section 30, Township 2 South, Range 5 West, S.B.B. and M., in the Rancho Jurupa and Rancho La Sierra; excepting therefrom that portion thereof which was conveyed by Edison Securities Company to The Metropolitan Water District of Southern California, by deed dated February 27, 1936, and recorded in Book 270, page 547, of Official Records, records of said Riverside County, and described as "Parcel D" in said last referred to deed.

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The center line of said 20 foot strip of land being described as follows:

Beginning at a point in the West line of said Section 30, said West line being also the West boundary line of the City of Riverside, which point is North 0°22' East, 97.11 feet, measured along

said West line, from the Westerly terminus of that certain course in the Southern boundary line of the above described property of the Grantor which is shown in the deed to Edison Securities Company, above referred to, as "West 1750 feet, more or less, to the West line of said Section 30"; thence from said point of beginning North 57°57'30" East, 323.29 feet; thence South 84°07' East, 54.2 feet; thence South 44°07'30" East, 206.25 feet; thence North 88°45' East, 398.0 feet; thence North 58°34' East, 777.0 feet; thence North 54°05' East, 439.45 feet; thence North 44°29'30" East, 144.0 feet; thence North 83°43' East, 93.0 feet; thence South 56°41'20" East, 342.32 feet; thence South 69°41'20" East, 329.20 feet; thence North 86°49'40" East, 697.64 feet; thence North 76°07'30" East, 501.74 feet; thence South 69°07' East, 322.34 feet; thence North 59°29'30" East, 369.59 feet; thence South 78°07'30" East, 88.34 feet; thence South 50°38'30" East, 108.64 feet; thence South 67°25'30" East, 236.30 feet; thence North 78°12'30" East, 261.50 feet; thence North 64°33'30" East, 178.28 feet, more or less, to a point in the East line of the Northeast quarter of the Southeast quarter of said Section 30, said East line being also the Easterly boundary line of the said property of the Grantor, said last mentioned point being Northerly 120.79 feet, measured along said East line, from the extreme Southeast corner of said property of the Grantor.

Together with the right to enter upon said strip of land whenever necessary for the purpose of exercising any of the rights hereby granted.

The aforesaid easement is granted subject to rights and easements of record, and subject to that certain agricultural lease dated July 1, 1939, wherein said Edison Securities Company is Lessor, and Gabino Quintana, it ux., are Lessees, covering the above described property, for a period of five years from July 1, 1939, and subject also to the right of the Southern California Edison Company Ltd., a corporation, its successors and assigns, to construct, maintain, operate, alter, repair, replace and/or remove transmission lines for conveying electric energy, telephone lines,

and appurtenant structures on, over and across said and adjoining real property, and said easement for sanitary sewer purposes shall be so exercised as not to interfere with or endanger such electric transmission and telephone lines and appurtenant structures, and said Grantee, by the acceptance of this instrument, agrees, for itself, its successors and assigns, to hold harmless and indemnify the Grantor and said Southern California Edison Company Ltd., their respective successors and assigns, from and against all loss, damage and/or liability by reason of the exercise of the rights hereby granted.

The Grantee, by the acceptance of this instrument, agrees for itself, its successors and assigns, to lay and construct said pipe line or pipe lines in such a manner as to be sufficient and safe for the purpose for which it or they, is or are to be used, and agrees to bury such pipe line or pipe lines at least two (2) feet below the surface of the ground and to replace the earth over said pipe line or pipe lines, and to so tamp or water-settle such earth that no depressions shall be left or shall develop in the surface of the ground over said pipe line or pipe lines, and agrees to restore the surface of the ground to as near its original condition and appearance as possible, and to repair any and all damage which may be caused to any property of the Grantor, its successors or assigns, by reason of the construction, reconstruction, maintenance or operation of said pipe line or pipe lines.

IN WITNESS WHEREOF said Edison Securities Company has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Vice President and ----- Secretary, thereunto duly authorized, this 3rd day of June, 1941.

Recording Date - August 5, 1941 -3-

Book 514 - Page 76

1941 official Records of Riverside County

1627

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