

GRANT OF EASEMENT

CITY OF RIVERSIDE, a municipal corporation, hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, the right to construct, use, maintain, alter, add to, repair, replace, inspect and/or remove, in, on, over and across the real property hereinafter described, situated in the County of San Bernardino, State of California, electric lines, consisting of poles, towers, necessary cross-arms, wires and other fixtures and appliances, for conveying electric energy to be used for light, heat, power, telephone and/or other purposes.

Said real property is described as follows:

Those portions of the East 1/3 and the East 1/2 of the West 2/3 of Lot 24, Block 54, in the Rancho San Bernardino as per map recorded in Book 7, page 2, of Maps, in the office of the County Recorder of said County, as described in that certain Judgment in Eminent Domain and Final Order of Condemnation, a certified copy of said Final Order of Condemnation recorded May 23, 1961 in Book 5438, page 331, of Official Records, in the office of the County Recorder of said County.

All of said poles and towers shall be erected and maintained within two (2) feet of the following described line:

Beginning at a point in the Northerly boundary line of said Lot 24, said Northerly boundary line being coincident with the Southerly line of Dumas Drive, as shown on map of Valley Truck Farms, being Tract No. 1995, and recorded in Book 29, page 13, of Maps, in the office of the County Recorder of said County, said point of beginning being South 89° 47' West, 486.01 feet from the Northeasterly corner of said Lot 24, and also distant South 89° 47' West, 33 feet, from the Easterly line of the 20 foot wide strip of land described in that certain easement as granted to California Electric Power Company, a Delaware Corporation, by Deed recorded December 27, 1955, in Book 3819, page 253, of Official Records in the office of said County Recorder; thence, from said point of beginning and parallel with said Easterly line, South 0° 39' 45" East, 1040 feet, more or less, to a point hereinafter referred to as Point "A", which is located 47.5 feet Northerly, measured at right angles from the center line of the 70 foot wide strip of land described in that certain easement as granted to said California Electric Power Company by Deed recorded May 9, 1957, in Book 4226, page 588, of Official Records in the office of said County Recorder; thence South 84° 45' West, parallel with said last-mentioned center line, 155 feet, more or less, to the Easterly line of the 400 foot wide strip of land described in Paragraph C, pages 10

APPROVED AS TO DESCRIPTION
P B PEECOCK, MGR By CT
DATE 11-15-61 R. H. & LAND DEPT
SER 28554 A
JO 7619
FUNC 244

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to S.C.E. Co., a corporation
Serial No. 28554A

1 and 11, shown as an exception to Parcel No. 16 in
2 the said Judgment in Eminent Domain and Final Order
of Condemnation.

3 The Grantor also grants to SOUTHERN CALIFORNIA EDISON COM-
4 PANY, a corporation, its successors and assigns, the right to
5 construct, use, maintain, alter, add to, repair, replace, inspect
6 and/or remove, guy wires and anchors, together with the necessary
7 appurtenances connected therewith, in, on and over that certain
8 real property described as follows:

9 Two strips of land, each four (4) feet wide,
10 lying within the hereinabove described portions of
11 the East 1/3 and the East 1/2 of the West 2/3 of
12 Lot 24, Block 54, in the Rancho San Bernardino, in
said County and State, the center lines of said
strips of land are described as follows:

13 **LINE ONE:**

14 Beginning at said "Point A" in the hereinabove
15 described line; thence North 84° 45' East, parallel
with the said center line of the 70 foot wide ease-
ment strip, a distance of 72 feet.

16 **LINE TWO:**

17 Beginning at said "Point A" in the hereinabove
18 described line; thence South 0° 39' 45" East, paral-
19 lel with the said Easterly line of the 20 foot wide
easement strip, a distance of 60 feet.

20 The Grantee agrees that in the event said electric lines
21 shall interfere with the development of the above-described land
22 or with a future road for such development, within sixty (60)
23 days of receipt of written notice so to do, it will relocate said
24 electric line laterally on the above-described land, a sufficient
25 distance to conform to a street which may be constructed parallel
26 to said line, and it will relocate any pole northerly or southerly
27 along said line in order to provide access to adjacent land, with-
28 out expense to the Grantor, upon receipt from the Grantor of a
29 good and sufficient easement in form similar to this instrument,
30 for said electric lines in such new location, it being under-
31 stood and agreed that said line will not be subject to further
32 relocation.

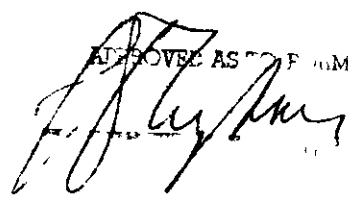
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1 The Grantee, its successors and assigns, and its and their
2 agents and employees, shall have free access to said electric
3 lines and every part thereof, at all times, for the purpose of
4 exercising the rights herein granted, and shall have the right
5 to keep free from brush, or any accumulation of inflammable
6 material, all of the land within 12.5 feet of the above described
7 line. And the Grantor covenants for itself, its successors and
8 assigns, that it or they will not erect, place or maintain, or
9 permit to be erected, placed or maintained, within a distance of
10 12.5 feet from the above described line, any building or other
11 structure without first securing the written permission of the
12 Grantee thereto, and that it will not plant or maintain, or per-
13 mit to be planted or maintained, any tree or trees, or shrubs,
14 so that they, or any of them, will interfere with or endanger the
15 wires, structures or appurtenances of the Grantee, its successors
16 or assigns, and agrees that if any tree or shrub shall grow or be
17 so near to any of said wires, structures or appurtenances as to
18 endanger the same or interfere with the proper operation or care
19 thereof, the said Grantee, its successors and assigns, and its
20 and their agents and employees, may trim or remove such tree or
21 shrub so as to prevent such interference or danger.

22 IN WITNESS WHEREOF, said City of Riverside has caused this
23 instrument to be executed by its officers thereunto duly author-
24 ized, this 12th day of December, 1961.

25
26 CITY OF RIVERSIDE

27 By E. V. Dales
28 Mayor

29 APPROVE AS TO FORM (Seal)
30 

31 Attest Virginia J. Strohecker
32 City Clerk

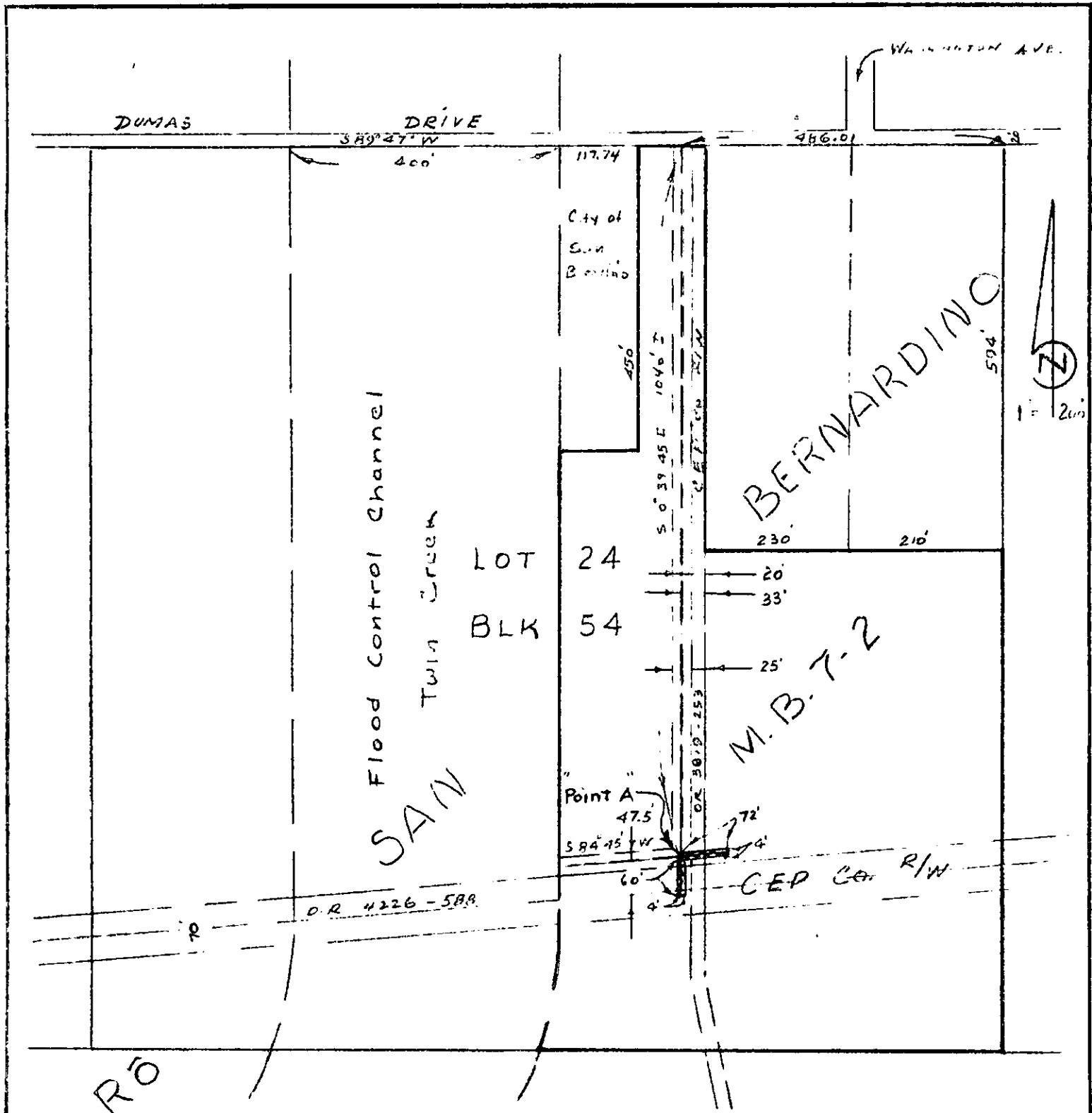
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1 STATE OF CALIFORNIA)
2 COUNTY OF RIVERSIDE) ss.

3 On this 13th day of December, 1961,
4 before me, a Notary Public in and for said County and State,
5 personally appeared E. V. Dales, known to
6 me to be the Mayor, and Virginia J. Strohecker, known
7 to me to be the City Clerk of the CITY OF RIVERSIDE, the municipi-
8 pal corporation that executed the within instrument, known to me
9 to be the persons who executed the within instrument on behalf
10 of the municipal corporation herein named, and acknowledged to
11 me that such corporation executed the same.

12 WITNESS my hand and official seal.

13
14 Wendy F. Adams
15 Notary Public in and for said
16 County and State
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- PROPERTY OF CITY OF RIVERSIDE
- EASEMENT DESCRIBED IN SER# 28554-A
- LINE DESCRIBED IN SER# 28554-A

SER. 28554-A

J.O. 7619	M.S. 54-103
HIGHGROVE - DEL ROSA 66 KV T/L	
EASEMENT OVER LANDS OF CITY OF RIVERSIDE SAN BERNARDINO COUNTY	
SOUTHERN CALIFORNIA EDISON CO.	