

076322

JM

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

MAR - 4 1996

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]*

f

FOR RECORDER'S OFFICE USE ONLY

Project: 3760 Tyler Street
Building Permit
A.P.N. 138-100-016

13941

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, KINGSLEY J. BIRD, Co-Trustee, ROSEMARY HAMNER CLAYTON and SHELLEY L. HAMNER KAIN, Successor Co-Trustees, under Declaration of Trust dated September 20, 1969, as to an undivided 9/16th interest, and KINGSLEY J. BIRD, Co-Trustee, ROSEMARY HAMNER CLAYTON and SHELLEY L. HAMNER KAIN, Successor Co-Trustees, under Declaration of Trust No. 2 dated October 31, 1969, as to an undivided 7/16th interest, as Grantors, 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 January 31, 1996

KINGSLEY J. BIRD, Co-Trustee, under Declaration of Trust dated September 20, 1969

Kingsley J. Bird
KINGSLEY J. BIRD, Co-Trustee

Dated January 31, 1996

KINGSLEY J. BIRD, Co-Trustee, under Declaration of Trust No. 2 dated October 31, 1969

Kingsley J. Bird
KINGSLEY J. BIRD, Co-Trustee

GENERAL ACKNOWLEDGEMENT

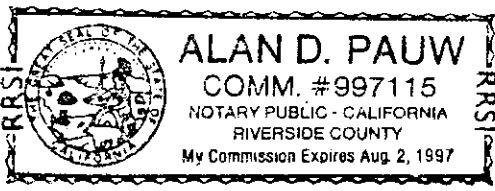
State of California }
County of Riverside } ss

On January 31, 1996 before me Alan D. Pauw
(date) (name)

a Notary Public in and for said State, personally appeared

Kingsley J. Bird
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.

Alan D. Pauw
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:

Dated 31 January 1996

ROSEMARY HAMNER CLAYTON, Successor Co-Trustee, under Declaration of Trust dated September 20, 1969

Rosemary Hamner Clayton
ROSEMARY HAMNER CLAYTON, Successor Co-Trustee

Dated 31 January 1996

ROSEMARY HAMNER CLAYTON, Successor Co-Trustee, under Declaration of Trust No. 2 dated October 31, 1969

Rosemary Hamner Clayton
ROSEMARY HAMNER CLAYTON, Successor Co-Trustee

GENERAL ACKNOWLEDGEMENT

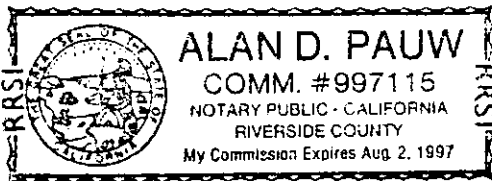
State of California }
County of Riverside } ss

On January 31, 1996 before me Alan D. Pauw
(date) (name)

a Notary Public in and for said State, personally appeared

Rosemary Hamner Clayton
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.

Alan D. Pauw
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:

Dated January 31, 1996

SHELLEY L. HAMNER KAIN, Successor Co-Trustee, under Declaration of Trust dated September 20, 1969

[Signature]
SHELLEY L. HAMNER KAIN, Successor Co-Trustee

Dated January 31, 1996

SHELLEY L. HAMNER KAIN, Successor Co-Trustee, under Declaration of Trust No. 2 dated October 31, 1969

[Signature]
SHELLEY L. HAMNER KAIN, Successor Co-Trustee

GENERAL ACKNOWLEDGEMENT

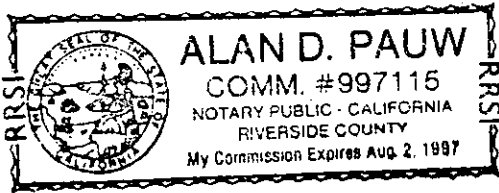
State of California }
County of Riverside } ss

On January 31, 1996 before me Alan D Pauw
(Date) (name)

a Notary Public in and for said State, personally appeared

Shelley L. Hamner Kain
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.

[Signature]
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

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

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

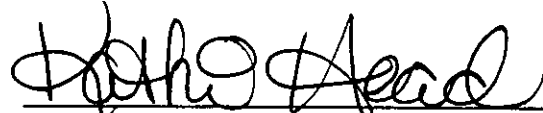
The party(ies) executing this document is/are representing:

**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 3/1/96

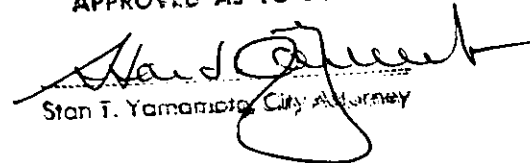
CITY OF RIVERSIDE



Real Property Services Manager
of the City of Riverside

MAGNOLIA.ESM

APPROVED AS TO FORM



Stan T. Yamamoto, City Attorney

ALL THAT PORTION OF PARCEL 2 OF PARCEL MAP ON FILE IN BOOK 2 OF PARCEL MAPS AT PAGE 40 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF PARCEL 1 OF SAID PARCEL MAP, SAID CORNER BEING ON A LINE PARALLEL WITH AND DISTANT 55.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF TYLER STREET;

THENCE SOUTH 34°01'00" EAST, ALONG THE NORTHEASTERLY LINE OF PARCEL 2 OF SAID PARCEL MAP AND SAID PARALLEL LINE, A DISTANCE OF 6.00 FEET TO THE POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT 6.00 FEET SOUTHEASTERLY AS MEASURED AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF SAID PARCEL 1;

THENCE SOUTH 55°57'15" WEST, ALONG LAST MENTIONED PARALLEL LINE, A DISTANCE OF 130.00 FEET;

THENCE SOUTH 34°02'45" EAST A DISTANCE OF 20.00 FEET;

THENCE NORTH 55°57'15" EAST A DISTANCE OF 5.00 FEET;

THENCE SOUTH 34°02'45" EAST A DISTANCE OF 11.00 FEET;

THENCE SOUTH 55°57'15" WEST A DISTANCE OF 10.00 FEET;

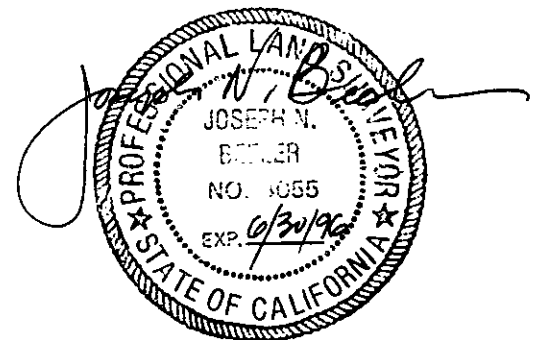
THENCE NORTH 73°04'53" WEST, A DISTANCE OF 47.63 FEET, TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING AN ANGLE POINT IN THE NORTHWESTERLY LINE OF SAID PARCEL 2;

THENCE NORTH 55°57'15" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1 AND THE NORTHWESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 1575 SQUARE FEET.

DESCRIPTION APPROVAL 1/22/96

 SURVEYOR, CITY OF RIVERSIDE by Kep



MAGNOLIA

AVENUE

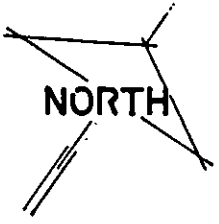
STREET

TYLER

LOT 1 BLK. 35

R.L. & I. CO.
M.B. 1/70 98.00.

2/40
PAR. 1



NORTH

P.M.B.

N. 73° 04' 53" W.
47.00'

PAR. 2

N. 55° 57' 15" E. 123.00'

S. 55° 57' 15" W. 130.00'
S. 34° 02' 45" E., 20.00'
N. 55° 57' 15" E., 5.00'
S. 34° 02' 45" E., 11.00'
S. 55° 57' 15" W., 10.00'

P.O.B.

S. 34° 01' 00" E.
9.00'

60'

55'

CITY OF RIVERSIDE, CALIFORNIA

95-555-01

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

80-1

SCALE: 1" = 40'

DRAWN BY M.E. DATE 1 / 5 / 95

SUBJECT PUBLIC UTILITIES EASEMENT

DR-041-945