

161850

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

MAY - 3 1996

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: CO-4-945  
2525 Madison Street  
A.P.N. 234-100-014

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CHRISTA ASPITTLE HOELZL, as Surviving Trustee of the WALTER AND CHRISTA ASPITTLE HOELZL REVOCABLE TRUST, dated November 23, 1994, 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, 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.

This grant of easement is made subject to the Grantor retaining the right to use the real property described in said Exhibit "A" in a manner, and for purposes, not inconsistent with the rights granted to Grantee herein.

Dated 4-26-96

WALTER AND CHRISTA ASPITTLE HOELZL  
REVOCABLE TRUST, dated November 23, 1994

  
CHRISTA ASPITTLE HOELZL, Surviving Trustee

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On April 26, 1996 before me Janis Lowry  
(date) (name)

a Notary Public in and for said State, personally appeared

Christa Aspitelli Hoyle  
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.

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:



WITNESS my hand and official seal.

Janis Lowry  
Signature

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 5/1/96

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager  
of the City of Riverside

COC4945.PUE

APPROVED AS TO FORM  
[Signature]  
NOTARY PUBLIC

## EXHIBIT "A"

LEGAL DESCRIPTION OF AN EASEMENT OVER EXISTING  
POWER LINES AND APPURTENANCES

THAT PORTION OF BLOCK "A" OF "ARLINGTON HEIGHTS", AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGES 20 AND 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THAT PORTION OF BLOCKS 71 AND 87 OF THE LANDS OF W. T. SAYWARD AND S. C. EVANS AS SHOWN BY MAP ON FILE IN BOOK 3 OF MAPS, PAGE 2, THEREOF, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1**

A STRIP OF LAND 10.00 FEET IN WIDTH THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID CERTAIN PARCEL OF LAND REFERRED TO IN INSTRUMENT NO. 94-199044, LYING NORTH 61°33'10" EAST, 234.82 FEET FROM THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS "S. 61°33'10" W. a distance of 322.49 feet" IN SAID INSTRUMENT. THENCE, LEAVING SAID SOUTHERLY LINE, NORTH 27°28'04" WEST, 96.31 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE, NORTH 7°13'41" WEST, 35.11 FEET TO A POINT ON THE NORTHERLY LINE OF SAID CERTAIN PARCEL OF LAND. SAID POINT LYING SOUTH 85°00'12" EAST, 11.47 FEET FROM THE WESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS "S. 85°00'12" E. a distance of 36.40 feet" IN SAID INSTRUMENT. SAID POINT BEING THE TERMINUS OF SAID STRIP.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE INTO THE NORTHERLY AND SOUTHERLY LINES OF SAID CERTAIN PARCEL OF LAND.

Sheet 1 of 2 Sheets  
April 26, 1996  
W.O. #1714-1X

**PARCEL 2**

A STRIP OF LAND 10.00 FEET IN WIDTH THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT HEREINABOVE DESCRIBED POINT "A"; THENCE, SOUTH 88°20'39" WEST, 38.07. SAID POINT BEING THE TERMINUS OF SAID STRIP.

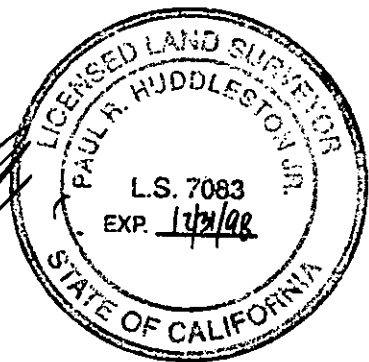
**PARCEL 3**

A STRIP OF LAND 5.00 FEET IN WIDTH THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT HEREINABOVE DESCRIBED POINT "A"; THENCE, NORTH 31°20'12" WEST, 28.98 FEET TO THE TERMINUS OF SAID STRIP.

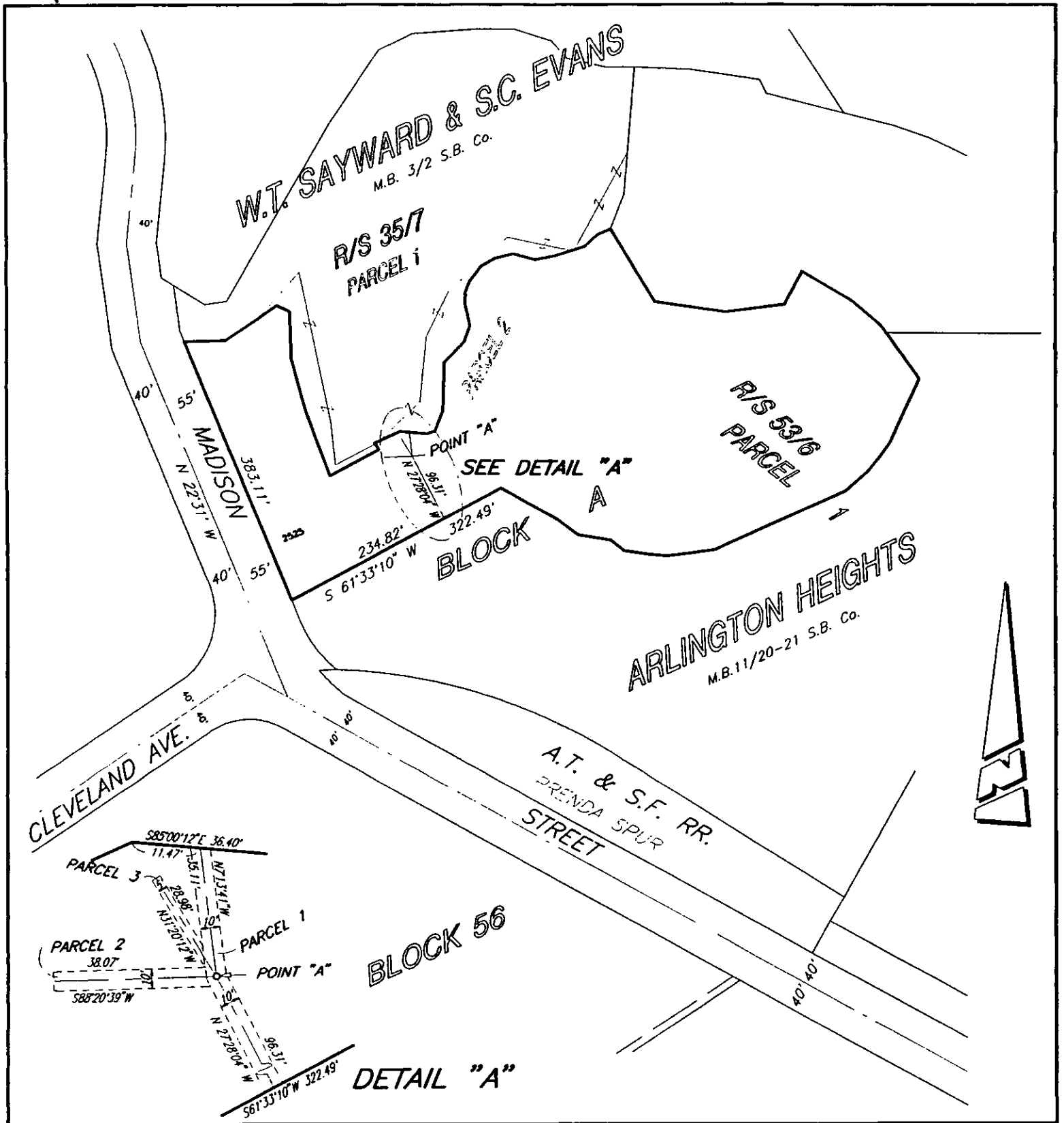
THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SOUTHEASTERLY SO AS TO TERMINATE INTO THE SOUTHWESTERLY LINE OF HEREINABOVE DESCRIBED PARCEL 1.

*Paul R. Huddleston JR*  
Paul R. Huddleston JR, L.S. 7083  
My License Expires: 12-31-98



Sheet 2 of 2 Sheets  
April 26, 1996  
W.O. #1714-1X  
H&A R/SB Legal No. 286

DESCRIPTION APPROVAL 4/26/96  
*W. Ramsey*  
for SURVEYOR, CITY OF RIVERSIDE by *Kgr*



• 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

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SCALE: N.T.S.

DRAWN BY: Kgs

DATE: 8/25/95

SUBJECT: CO-004-945 2525 MADISON ST.