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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 - 9 1997

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
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: 8432 Magnolia Av.
Electrical Easement
A.P.N. 231-030-005

D-

E A S E M E N T

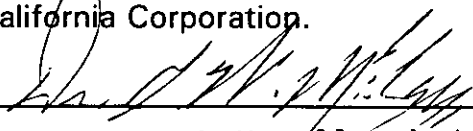
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CALIFORNIA BAPTIST COLLEGE**, a California Corporation, as Grantor, grants to the **CITY OF RIVERSIDE**, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for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

Dated 5/2/97

CALIFORNIA BAPTIST COLLEGE,
a California Corporation.

By 
Dr. E.W. McCall, Chair

Title Board of Trustees

By Bart Shifter

Bart Shifter, Secretary

Title Board of Trustees

GENERAL ACKNOWLEDGEMENT

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:
CALIFORNIA BAPTIST
COLLEGE

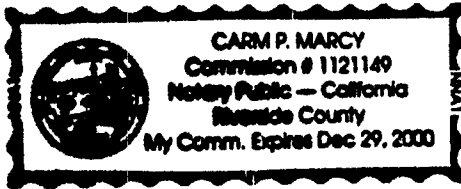
State of California }
 County of RIVERSIDE } ss

On 5/2/97, before me CARM P. MARCY
 (date) (name)

a Notary Public in and for said State, personally appeared

DR. E.W. MCCALL AND BART SHIFTER
 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.



Carm P. Marcy

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 5/8/97

CITY OF RIVERSIDE
[Signature]
 Real Property Services Manager
 of the City of Riverside

PUE-CBC.DOC

[Signature]
 APPROVED AS TO FORM
 CITY OF RIVERSIDE

EXHIBIT A

PUE EASEMENT

A strip of land 5.00 feet wide lying within lots 7 and 10 in Block 23 of Lands of the Riverside Land and Irrigating Company as shown by Map on file in Book 1 Page 70 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at the northeasterly corner of Parcel 2 of Parcel Map 7998, as shown by map on file in Book 30 of Parcel Maps, at Pages 12 and 13 thereof, records of Riverside County, California, said corner being in the northeasterly line of said lot 10;

Thence South 56° 00' 00" West, along the northwesterly line of said Parcel 2, a distance of 10.00 feet to the **POINT OF BEGINNING**;

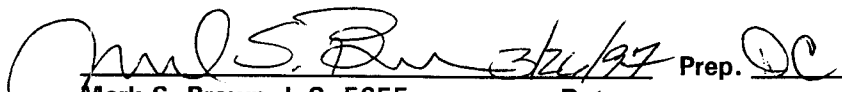

Thence continuing South 56° 00' 00" West, a distance of 5.00 feet;

Thence North 34° 00' 00" West, along a line parallel with and 15 feet southwesterly from the northeasterly line of said lots 7 and 10, a distance of 260.00 feet;

Thence North 56° 00' 00" East, a distance of 5.00 feet to the southwesterly line of that certain parcel of land described in Easement document to the City of Riverside, recorded December 10, 1976, as Instrument No. 190463, Official Records of said Riverside County;

Thence South 34° 00' 00" East, along said southwesterly line, a distance of 260.00 feet, to the **POINT OF BEGINNING**.

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


Mark S. Brown, L.S. 5655 Date Prep. 
License Expires 9/30/99





7

5' X 260'
P.U.E.

EXISTING 10' PUE
12/10/1976
#190463 O.R.

260'

P.O.B.

S56°00'00"W

R.L. & I. CO.

M.B. 1/70 S.B. CO.

23

P.M. 7998

P.M.B. 30/12-13

PAR. 2

10

• 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

67-3

SCALE: 1" = N.T.S.

DRAWN BY DC DATE 3/25/97

SUBJECT B.P. 8432 MAGNOLIA AV