

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

DEC - 8 1997

Recorded in Official Records  
of Riverside County, California

Recorder *[Signature]*

Fees \$ *[Signature]*

**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: LL-009-978

D- 14154

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **UNIVERSITY VILLAGE L.L.C.**, a California Limited Liability Company, 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.**

**UNIVERSITY VILLAGE L.L.C.,  
a California Limited Liability Company**

**By: Southland Land Corporation,  
its General Manager**

Dated DECEMBER 3, 1997

By:   
MICHAEL KEELE, President

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of RIVERSIDE }<sup>ss</sup>

On 12-3-97, before me THOMAS HARRINGTON  
(date) (name)

a Notary Public in and for said State, personally appeared

MICHAEL KEELE  
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.



**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:

\_\_\_\_\_  
\_\_\_\_\_

**CERTIFICATE OF ACCEPTANCE**

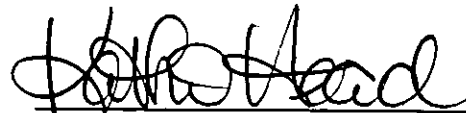
**CERTIFICATE OF ACCEPTANCE**  
**(Government Code Section 27281)**

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

12/8/97

CITY OF RIVERSIDE



Real Property Services Manager  
of the City of Riverside

11009pue.doc




EXHIBIT A  
PUE- UNIVERSITY VILLAGE LLC

THAT PORTION OF SECTION 19 OF THE EAST RIVERSIDE LAND COMPANIES SUBDIVISION OF SECTION 19, TOWNSHIP 2 SOUTH RANGE 4 WEST, SAN BERNARDINO MERIDIAN AS SHOWN BY MAP ON FILE IN MAP BOOK 6, PAGE 44 THEREOF, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A

A STRIP OF LAND 10 FEET IN WIDTH, THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF PARCEL 3 AS SHOWN BY A RECORD OF SURVEY ON FILE IN RECORD OF SURVEY BOOK 52, PAGE 69 THEREOF RECORDS OF RIVERSIDE COUNTY CALIFORNIA;

THENCE NORTH  $89^{\circ}16'50''$  WEST ALONG THE SOUTHERLY LINE OF PARCEL 2 AS SHOWN BY SAID RECORD OF SURVEY, A DISTANCE OF 243.69 FEET TO THE POINT OF BEGINNING;

THENCE NORTH  $0^{\circ}43'10''$  EAST, A DISTANCE OF 210.05 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 95.00 FEET;

THENCE, TO THE LEFT ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $37^{\circ}14'04''$  AN ARC LENGTH OF 61.74 FEET;

THENCE NORTH  $36^{\circ}30'54''$  WEST, A DISTANCE OF 147.20 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A;

THENCE CONTINUING NORTH  $36^{\circ}30'54''$  WEST A DISTANCE OF 274.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT B;

THENCE NORTH  $89^{\circ}16'50''$  WEST, A DISTANCE OF 280.40 FEET TO EASTERLY LINE OF IOWA AVENUE, AND THE END OF THIS LINE DESCRIPTION.

PARCEL B

A STRIP OF LAND 10.00 FEET IN WIDTH THE SOUTHWESTERLY LINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE HEREINABOVE DESCRIBED POINT A;

THENCE NORTH  $36^{\circ}30'54''$  WEST, A DISTANCE OF 20.00 FEET TO THE END OF THIS LINE DESCRIPTION;

## PARCEL C

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

BEGINNING AT THE HEREINABOVE DESCRIBED POINT B;

THENCE NORTH  $42^{\circ}35'32''$  EAST A DISTANCE OF 187.39 FEET TO THE  
HEREINAFTER REFERRED TO POINT C ;

THENCE SOUTH  $38^{\circ}29'43''$  EAST, A DISTANCE OF 32.06 FEET AND THE END  
OF THIS LINE DESCRIPTION.

## PARCEL D

A STRIP OF LAND 10.00 FEET IN WIDTH THE SOUTHERLY LINE BEING  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE HEREINABOVE REFERRED TO POINT C;

THENCE NORTH  $51^{\circ}30'17''$  EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF  
BEGINNING;

THENCE SOUTH  $51^{\circ}30'17''$  WEST, A DISTANCE OF 18.00 FEET AND THE END  
OF THIS LINE DESCRIPTION.

## PARCEL E

A STRIP OF LAND 15.00 FEET IN WIDTH THE EASTERLY LINE BEING DESCRIBED  
AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 3;

THENCE NORTH  $0^{\circ}08'20''$  EAST ALONG THE WESTERLY LINE OF SAID PARCEL  
3, A DISTANCE OF 27.00 FEET AND THE END OF THIS LINE DESCRIPTION.

## PARCEL F

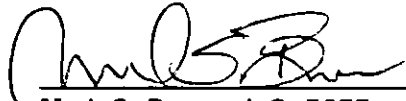
A STRIP OF LAND 5.00 FEET IN WIDTH THE SOUTHERLY LINE BEING DESCRIBED  
AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 3;

THENCE NORTH  $89^{\circ}16'50''$  WEST ALONG THE SOUTHERLY LINE OF PARCEL 2  
AS SHOWN BY SAID RECORD OF SURVEY, A DISTANCE OF 243.69 FEET AND  
THE END OF THIS LINE DESCRIPTION.

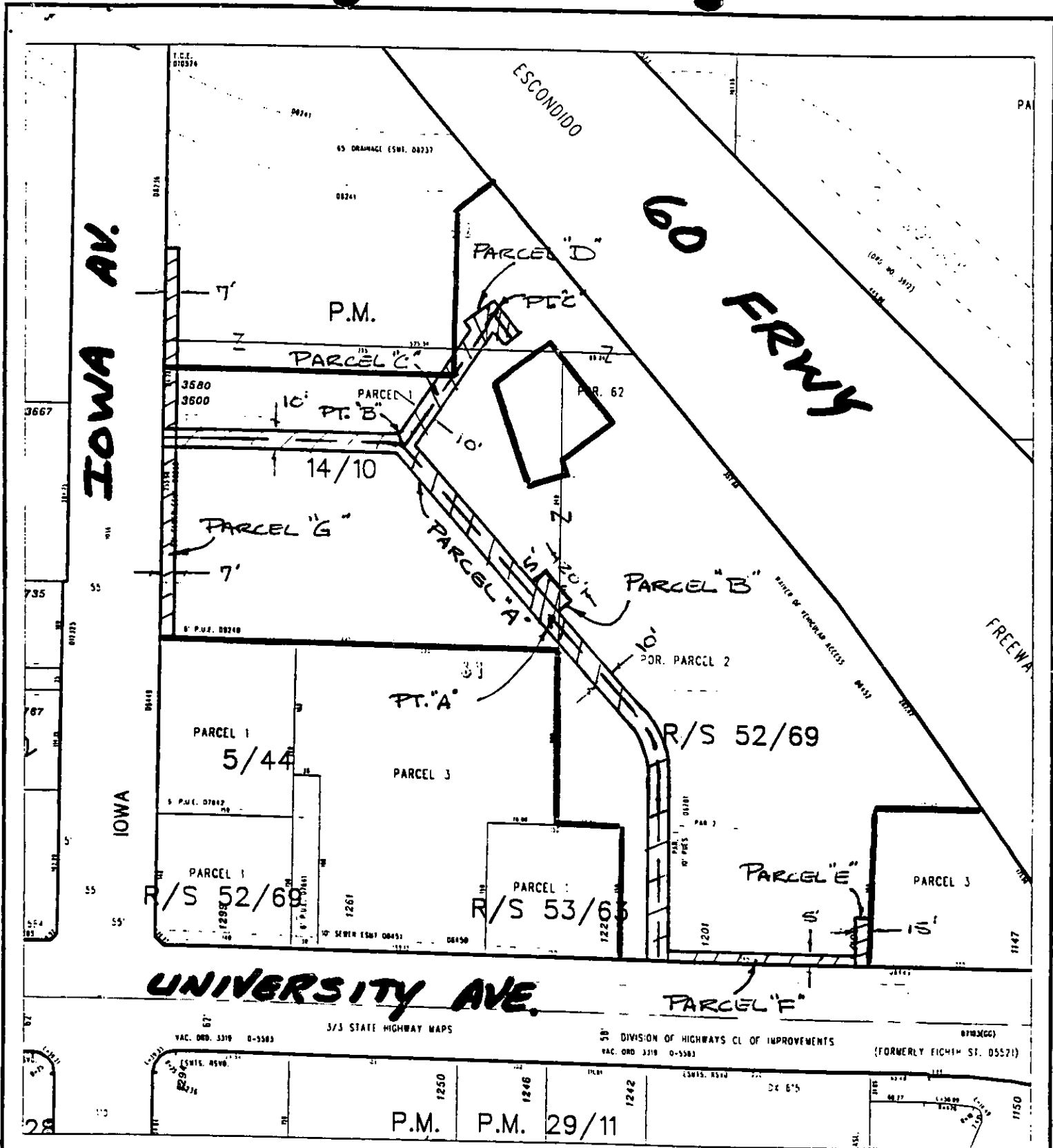
PARCEL G  
THE WESTERLY 7.00 FEET OF THE SOUTHERLY 474.00 FEET OF PARCEL 1 OF A  
PARCEL MAP ON FILE IN PARCEL MAP BOOK 14, PAGE 10 THEREOF, RECORDS  
OF RIVERSIDE COUNTY CALIFORNIA.

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

 12/1/97 Prep. WF  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/99



LL009PUE.DSC



**UNIVERSITY AVE.**

**IOWA AV.**

ESCONDIDO

**60 ARMY**

◆ **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



Scale: N.T.S. Drawn by: bmark Date: 11/26/97

Subject: LL-009-978 PUE

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