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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 8:00AM

JAN 27 1999

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

0

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

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D- 14350

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KB

Project: **3767 Iowa Ave.**
A.P.N. 250-190-036

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RIVERSIDE PARTNERSHIP, a general partnership**, 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 located in the City of Riverside, County of Riverside, State of California, described as follows:


A strip of land 4.00 feet in width, in that portion of Lot 60 in Section 19, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by Map of East Riverside Land Company, on file in Book 6, page 44 of Maps, records of San Bernardino County, California, the southerly line of said 4.00 foot wide strip being described as follows:

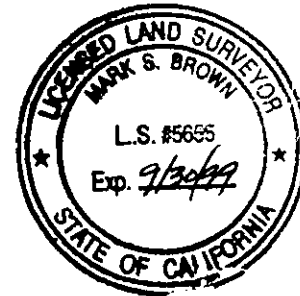
COMMENCING at the northeast corner of Parcel 1 of Parcel Map on file in Book 4 of Parcel Maps, at page 22 thereof, records of Riverside County, California;

THENCE South 89°52'40" East, along the easterly prolongation of the northerly line of said Parcel 1, a distance of 5.00 feet to the **TRUE POINT OF BEGINNING**; said point being in the west right of way line of Iowa Avenue as shown by Record of Survey of file in Book 26, page 70 of Records of Survey, records of Riverside County, California;

THENCE North 89°52'40" West, along said easterly prolongation and along said northerly line of Parcel 1 of said Parcel Map, a distance of 227.27 feet to the **END** of this line description.

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

 11/2/98 Date Prep. UF
 Mark S. Brown, L.S. 5655
 License Expires 9/30/99



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 1/15/99

**RIVERSIDE PARTNERSHIP,
a general partnership**

by Charles L Keagle

title Managing General Partner

by _____

title _____

GENERAL ACKNOWLEDGMENT

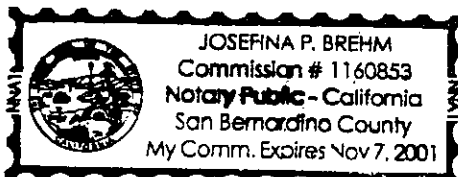
State of California }
County of SAN BERNARDINO } ss

On JANUARY 15, 1999, before me JOSEFINA P. BREHM
(date) (name)

a Notary Public in and for said State, personally appeared

CHARLES L. KEAGLE
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 persons, or the entity upon behalf of which the persons acted, executed the instrument.



WITNESS my hand and official seal.

Joseфина P. Brehm

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:

RIVERSIDE PARTNERSHIP

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 1/22/99

[Signature]
Real Property Services Manager
of the City of Riverside

rivptrn.ele

APPROVED AS TO FORM
Carolyn Confer 1/21/99
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

POR. LOT 60 SEC. 19, T. 2S, R. 4W., S.B.M.
EAST RIVERSIDE LAND CO.
M.B. 6/44 S.B.Co.

R.S. 26/70
Par. 1

P.M.B. 4/22
Par. 1

3767 IOWA AVE

PAR. 2

N0°14'20"E

50'
50'
N.E. COR. PAR. 1
P.M.B. 4/22
IOWA AVE.



University Ave.

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

41-1
41-2

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: 1" = 60'

Drawn by: fwally

Date: 10/27/98

Subject: P.U.E.'s 3767 Iowa Ave.