

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

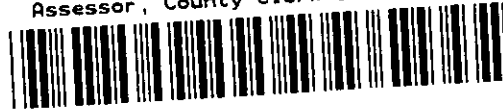
DOC # 1999-297223

07/02/1999 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

Project: MP-3-978
1455 Citrus Ave
247-130-008

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EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CITRUS PARTNERS LLC, 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 electric 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:

That portion of Lot 65 of East Riverside, as shown by map on file in Book 7, Page 33 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the southwest corner of Parcel 1 of Parcel Map 13281, as shown by map on file in Book 65, Pages 52 and 53 of Parcel Maps, records of Riverside County, California;

THENCE North 0°05'56 East, along the west line of said Parcel 1, a distance of 33.0 feet;

THENCE North 89°46'04" West, parallel with the centerline of Citrus Avenue as shown by said Parcel Map 13281, a distance of 16.0 feet;



THENCE South 0°05'56" West, parallel with said west line of Parcel 1, a distance of 33.0 feet to the northerly line of Citrus Avenue as shown by said Parcel Map 13281;

THENCE South 89°46'04" East, along said northerly line, a distance of 16.0 feet to the POINT OF BEGINNING.

Area - 528 square feet.

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



Mark S. Brown
Mark S. Brown, L.S. 5655
License Expires 9/30/99
Prep. *[Signature]*
Date *6/17/99*

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 electric energy distribution facilities.

Dated 6-17-99

CITRUS PARTNERS LLC, a California limited liability company

By *[Signature]*

Title Managing Agent

By _____

Title _____

APPROVED AS TO FORM
Carolyn Confer 6/17/99
CAROLYN CONFER
ASSISTANT CITY ATTORNEY



GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

On JUNE 17, 1999, before me S. ELDER
(date) (name)

a Notary Public in and for said State, personally appeared

Robert A. Wolf
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.

S. Elder
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:

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 6/21/99

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager
of the City of Riverside



EAST RIVERSIDE
M.B. 7/33 S.B.Co.

POR. LOT 65

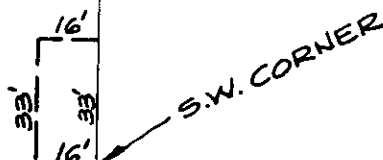
DEC. 98 #545160 O.R.

P.M. 13281
P.M.B. 64/52-53

PARCEL 1

WEST LINE

$N0^{\circ}05'56''E$

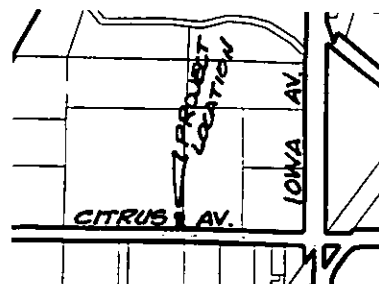


S.W. CORNER

CITRUS AVENUE

$E N 89^{\circ}46'04''W$

33'
33'



◆ **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: 1" = 50'

Drawn by: sken

Date: 06/15/99

Subject: MP-3-978 - P.U.E.

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