

DOC # 2003-495222

07/03/2003 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



When recorded mail to:

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

FREE RECORDING

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

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MSC.
	1		5					✓	
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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: 1691 University Avenue – P.U.E.
A.P.N. 250-170-038

D - 15176



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RIVERSIDE-UNIVERSITY, 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 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.

Dated June 23, 2003

RIVERSIDE-UNIVERSITY, LLC, a California limited liability company

By: SOUTHLAND LAND CORPORATION, a California corporation, its General Manager

By [Signature]
Michael L. Keele, President

GENERAL ACKNOWLEDGEMENT

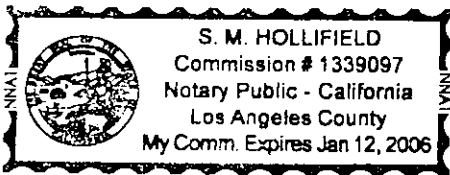
State of California

County of Los Angeles } ss

On June 23, 2003, before me S. M. Hollifield
(date) (name)

a Notary Public in and for said State, personally appeared
Michael L. 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.

[Signature]
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
- Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- (X) Other
CA limited liability company
- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:
Riverside University, LLC



**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 7/2/03

CITY OF RIVERSIDE

INTERIM Neil Gutierrez
Real Property Services Manager
of the City of Riverside

1691 UNIVERSITY PUE.DOC

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

Scott Smith
Deputy City Attorney



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EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 57 of the East Riverside Land Company's Subdivision of Section 19, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by map on file in Book 6, Page 44 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the northwest corner of the southerly 207 feet of the easterly 178 feet of the westerly 200 feet of said Lot 57;

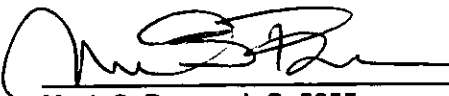

THENCE easterly along the northerly line of the southerly 207 feet of the easterly 178 feet of the westerly 200 feet of said Lot 57, a distance of 25.00 feet;

THENCE southerly, parallel with the centerline of Chicago Avenue, a distance of 20.00 feet;

THENCE westerly, parallel with said northerly line, a distance of 25.00 feet to the easterly line of Chicago Avenue; said easterly line also being parallel with the westerly line of said Lot 57;

THENCE northerly, along said easterly line, a distance of 20.00 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 6/19/03 Date Prep. 
License Expires 9/30/03



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CHICAGO AVENUE

E-147

E-1292

17' P.U.E. D4483

D4544

31.15

1691

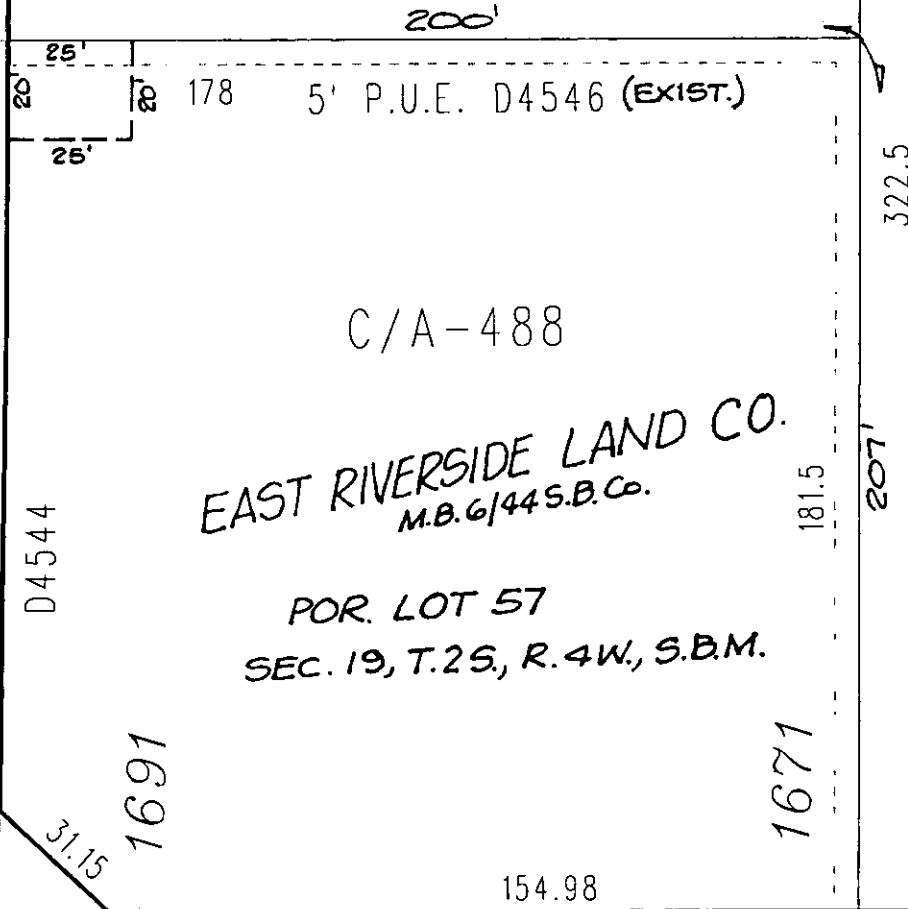
E-957

D13795

A

UNIVERSITY AVENUE

COR.
30



◆ 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" = 40'

Drawn by: skn

Date: 06/18/03

Subject: 1691 UNIVERSITY AVENUE - PUE 41-1

15176