

When recorded mail to:

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

**DOC # 2003-535963**

07/18/2003 08:00A Fee:NC

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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)

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Project: LL-013-023 P.U.E.

A.P.N. 193-321-033

**D - 15184**



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **The MAGNOLIA AVENUE BAPTIST CHURCH**, a non-profit California corporation of **Riverside, California**, 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 July 1, 2003

The MAGNOLIA AVENUE BAPTIST CHURCH, a non-profit California corporation of Riverside, California

By R. L. Ellis  
RONALD L. ELLIS

Title Chairman Trustee  
CHAIRMAN TRUSTEE

By Scott Tracy  
SCOTT TRACY

Title VICE-CHAIRMAN TRUSTEES  
VICE-CHAIRMAN TRUSTEES

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California

County of Riverside } ss

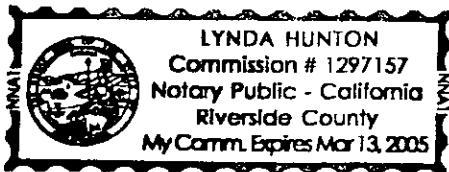
Lynda Hunton <sup>PH</sup>

On 07-01-2003, before me Ronald L. Ellis & Scott Tracy  
(date) (name)

a Notary Public in and for said State, personally appeared

Ronald L. Ellis & Scott Tracy  
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.

Lynda Hunton  
Signature

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- (  ) Corporate Officer(s)  
Title Chairman, Trustees
- Title Vice Chairman, Trustees
- ( ) 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 7/11/03

**CITY OF RIVERSIDE**

Neil Murray

Interim Real Property Services Manager  
of the City of Riverside

LL-013-023 PUE.DOC

**APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE**

BY [Signature]  
Deputy City Attorney



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 15 in Block 14 of the Lands of the Riverside Land and Irrigating Co., as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, and that portion of Lot 2 of Sydenstricker Tract, as shown by map on file in Book 21, Pages 94 and 95 of Maps, records of Riverside County, California, described as follows:

PARCEL 1

BEGINNING at the most easterly corner of Lot 1 of said Sydenstricker Tract;

THENCE North 33°36'44" West, along the northeasterly line of said Lot 1 and along the northwesterly prolongation of said northeasterly line, a distance of 248.98 feet to the southeasterly line of Lot 3 of said Sydenstricker Tract;

THENCE North 56°23'16" East, along said southeasterly line, a distance of 22 feet to a point in a line that is parallel with and distant 10.00 feet northwesterly, as measured at right angles, from the northeasterly line of said Lot 3;

THENCE South 0°36'13" West, a distance of 30.23 feet to a point of intersection with a line that is parallel with and distant 5.00 feet northeasterly, as measured at right angles, from said northwesterly prolongation of said northeasterly line of Lot 1 and with a line that is parallel with and distant 25.00 feet southeasterly, as measured at right angles, from said southeasterly line of Lot 3;

THENCE South 33°36'44" East, along said line that is parallel with and distant 5.00 feet northeasterly, as measured at right angles, from said northwesterly prolongation of said northeasterly line of Lot 1, a distance of 223.98 feet to the southeasterly line of said Lot 15;

THENCE South 56°23'16" West, along said southeasterly line of Lot 15, a distance of 5.00 feet to the POINT OF BEGINNING.

PARCEL 2

BEGINNING at the southerly corner of Lot 3 of the Olsen-Wenker Tract, as shown by map on file in Book 35, Pages 84 and 85 of Maps, records of said Riverside County;

THENCE South 33°36'44" East, along the northeasterly line of Lots 3 and 4 of Sydenstricker Tract, as shown by map on file in Book 21, Pages 94 and 95 of Maps, records of said Riverside County, a distance of 110.00 feet;

THENCE North 56°23'16" East, at right angle to the northeasterly line of Lot 3 of Sydenstricker Tract, a distance of 5.00 feet to a line that is parallel with and distant 5.00 feet northeasterly, as measured at right angles, from said northeasterly line of Lot 3 of

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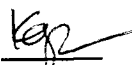
Sydenstricker Tract;

THENCE North 33°36'44" West, along said parallel line, a distance of 110.00 feet to the southeasterly line of said Lot 3 of the Olsen-Wenker Tract;

THENCE South 56°23'16" West, along said southeasterly line of Lot 3 of the Olsen-Wenker Tract, a distance of 5.00 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.



 6/16/03 Prep.   
Mark S. Brown, L.S. 5655                      Date  
License Expires 9/30/03

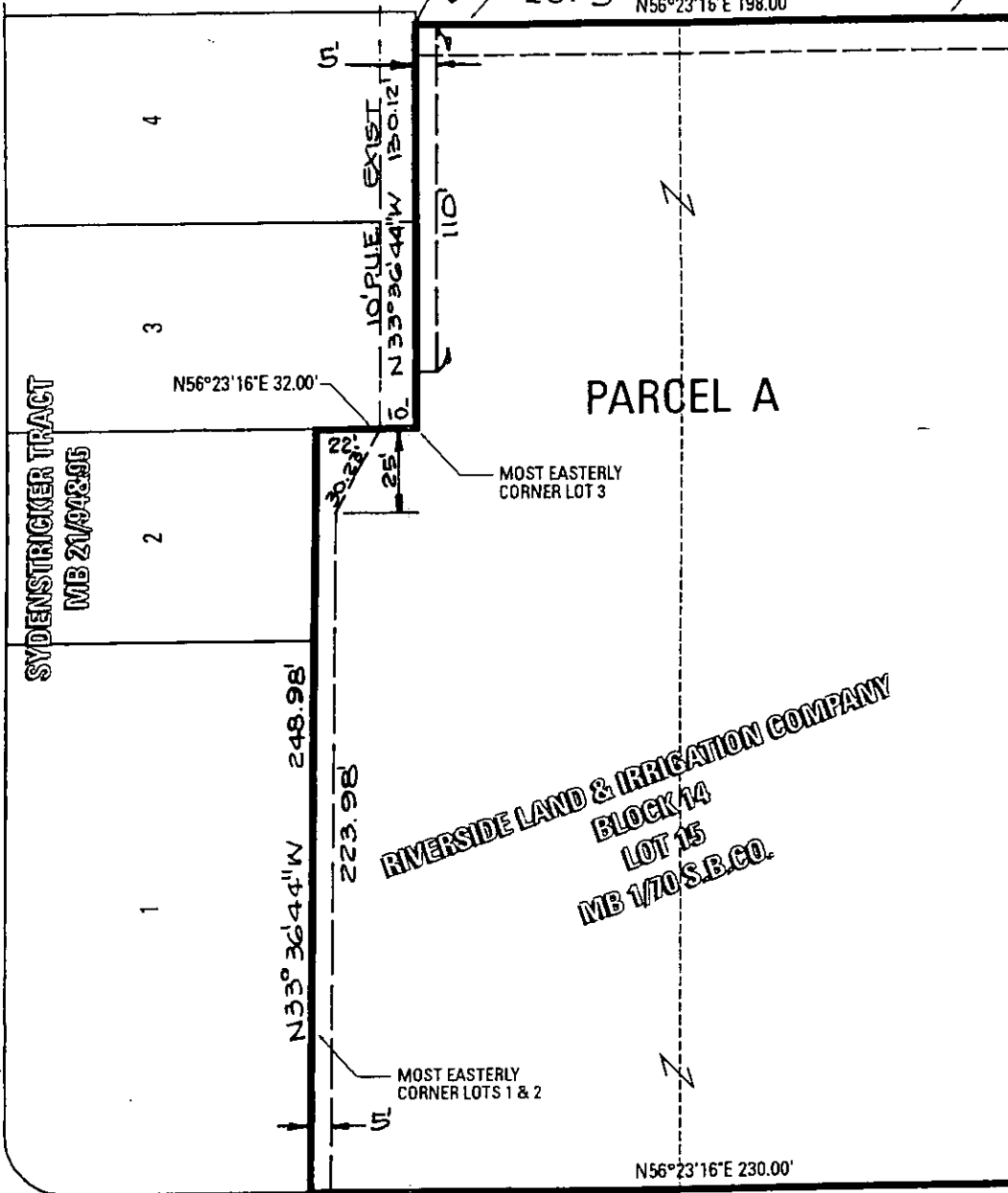


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WAYNE COURT

33'



THIS PLAT IS SOLELY AND AID IN LOCATING THE PARCEL(S)  
DESCRIBED IN THE DOCUMENT.  
IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

67-1

15184  
City of Riverside

MAGNOLIA AVENUE BAPTIST CHURCH  
Lot Merger LLA 13-023

