

When recorded mail to:

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

**DOC # 2004-0318533**

04/30/2004 08:00A Fee:NC

Page 1 of 5

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)

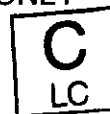
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**FOR RECORDER'S OFFICE USE ONLY**

Project: Raceway Ford P.U.E.  
A.P.N. 263-030-053

**D - 15324**



**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **McCALLAN PROPERTIES, 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 4/13/04

McCALLAN PROPERTIES, LLC, a California limited liability company

By [Signature]  
John McCallan  
Title MANAGING MEMBER

By \_\_\_\_\_

Title \_\_\_\_\_

GENERAL ACKNOWLEDGEMENT

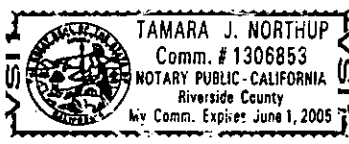
State of California

County of Riverside } ss

On April 13, 2004, before me Tamara J. Northrup  
(date) (name)

a Notary Public in and for said State, personally appeared  
John McCallan  
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)
- ( ) 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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 4/28/04

**CITY OF RIVERSIDE**

By *Mel Peterson*

Administrative Services Manager

RACEWAY FORD PUE.DOC

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

By *Scott Smith*  
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 Section 4, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

COMMENCING at the most westerly corner of Parcel 2 of Parcel Map 20166, as shown by map on file in Book 131, Pages 11 and 12 of Parcel Maps, records of said Riverside County;

THENCE South 12°16'34" East, along the westerly line of said Parcel 2, a distance of 137.21 feet;

THENCE South 28°18' 24" West, a distance of 153.72 feet to a point on the west line of that certain parcel of land described in deed to the County of Riverside by document recorded December 4, 1893, in Book 8, Page 172 of Deeds, records of said Riverside County;

THENCE South 46°00'04" West, a distance of 91.20 feet to the northerly line of Sycamore Canyon Boulevard as described in deed to the City of Riverside by document recorded July 7, 1994, as Instrument No. 273479 of Official Records of said Riverside County, and the POINT OF BEGINNING of the parcel of land being described; this course is hereinafter referred to as "Course A";

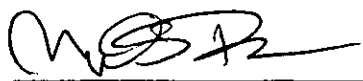
THENCE South 43°59'56" East, along said northerly line of Sycamore Canyon Boulevard, a distance of 10.00 feet to a line that is parallel with and distant 10.00 feet southeasterly, as measured at right angles, from said Course A;

THENCE North 46°00'04" East, along said parallel line, a distance of 40.00 feet;

THENCE North 43°59'56" West, along a line parallel with said northerly line of Sycamore Canyon Boulevard, a distance of 10.00 feet to said Course A;

THENCE South 46°00'04" West, along said Course A, a distance of 40.00 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.

 4/8/04  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/05 Prep. 