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3750 University Ave. #250  
Riverside, CA 92501  
Ref: CA# L16-0089.36

**2017-0428477**

10/16/2017 11:25 AM Fee: \$ 0.00  
Page 1 of 22

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



This instrument is for the benefit  
of the City of Riverside and is  
exempt from recording fees  
(Government Code § 27383<sup>1</sup>)

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Space above this line reserved for Recorder's use.

**JUDGMENT AND FINAL ORDER OF CONDEMNATION  
CASE NO. RIC1615956**

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<sup>1</sup> Government Code § 27383: "No fee shall be charged by the recorder for services rendered to the State, to any municipality, county in the State or other political subdivision thereof, except for making a copy of a paper or record."

D-17436

1 GARY G. GEUSS, City Attorney, SBN 128022  
2 KRISTI J. SMITH, Chief Assistant City Attorney, SBN 120218  
3 ROBERT L. HANSEN, Assistant City Attorney, SBN 130677  
4 STEVEN R. GUESS, Deputy City Attorney, SBN 272136  
5 OFFICE OF THE CITY ATTORNEY  
6 3750 University Avenue, Suite 250  
7 Riverside CA 92501  
8 Tel: (951) 826-5567  
9 Fax: (951) 826-5540  
10 sguess@riversideca.gov

(Fee Exempt Gov't Code § 6103)

FILED  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

SEP 29 2017

K. Rahiwes

11 Attorneys for Plaintiff CITY OF RIVERSIDE, a California charter city  
12 and municipal corporation

NUNC PRO TUNC

AS OF

13 SUPERIOR COURT OF CALIFORNIA  
14 COUNTY OF RIVERSIDE

10/16/17

15 CITY OF RIVERSIDE, a California charter city  
16 and municipal corporation,

17 Plaintiff,

18 vs.

19 HEINZ F. ZWINGLER etc.; et al.,

20 Defendants.

) Case No. RIC1615956  
) Assigned for all purposes to the  
) Honorable Judge Irma Asberry  
) Department 3

) JUDGMENT AND FINAL ORDER OF  
) CONDEMNATION

) Complaint Filed: 12/05/2016

21 This Judgment and Final Order of Condemnation is made following disposition through  
22 the court proceedings described below of all parties and property interests alleged in the  
23 Complaint in Eminent Domain. Pursuant to a written stipulation by and between plaintiff City of  
24 Riverside (hereinafter "City"), by and through Gary G. Geuss, City Attorney, and defendant  
25 Heinz F. Zwinger, as Trustee of the Family Trust of Heinz F. Zwinger and Betty Lee Zwinger,  
26 dated July 15, 2002 ("Defendant"), that a Judgment and Final Order of Condemnation as to  
27 Assessor's Parcel Number ("APN") 155-290-017 may be made and entered herein in accordance  
28 with the terms and conditions hereof without further notice to said Defendant,

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IT IS HEREBY FOUND AND DETERMINED:

1. Pursuant to its Charter, sections 37350.5 and 40404 of the Government Code of the State of California, section 4090 of the Streets and Highways Code of the State of California, section 1240.010 of the Code of Civil Procedure of the State of California, and Article I, section 19 of the Constitution of the State of California, plaintiff City of Riverside is authorized to acquire real property or interests therein for public uses and purposes, to wit: install approximately 10 miles of 69kV sub-transmission lines, construction of a new 230kV to 69kV substation, improvements to five existing substations, relocation of existing distribution lines, and installation of new telecommunication lines, from Riverside's Energy Resource Center (RERC) to Riverside Public Utilities' (RPU) Harvey Lynn and Freeman Substations.

2. After a duly noticed public hearing and an opportunity to be heard in compliance with Code of Civil Procedure section 1245.235, on September 13, 2016, plaintiff's City Council adopted Resolution Number 23073 authorizing plaintiff to acquire the property described in the attached Exhibit "A" by eminent domain ("Subject Property"). In compliance with sections 1245.220 and 1245.230 of the Code of Civil Procedure, the City Council found and determined that: (a) the public interest and necessity require the proposed project, (b) the proposed project is planned and located in the manner that will be the most compatible with the greatest public good and least private injury, (c) the acquisition and taking of interests in the property sought to be acquired are necessary for the Project, and (d) the offer required by section 7267.2 of the Government Code has been made to the owners of record of the Subject Property.

3. Plaintiff named the following defendants in this action:

Defendants	Property Interest
Heinz F. Zwingler and Betty Lee Zwingler, as Trustees of the Family Trust of Heinz F. Zwingler and Betty Lee Zwingler, dated July 15, 2002	Owner
First American Title Insurance Company	Deed of Trust Trustee
Patricia L. Flora	Deed of Trust Beneficiary
Nancy M. Flora	Deed of Trust Beneficiary

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<u>Defendants</u>	<u>Property Interest</u>
Thomas E. Flora	Deed of Trust Beneficiary
Helen Flora	Deed of Trust Beneficiary
County of Riverside	Potential Claimant
Cherie R. Thompson dba Econo Batteries & Auto Stereos	Tenant
7509 Arlington Avenue Trust	Potential Claimant
All persons unknown claiming an interest in the property	Potential Claimant
The heirs and devisees of Helen Flora, deceased, and all persons claiming by, through, or under said decedent	Potential Claimant

4. The interest of Defendant in and to the real property designated in the complaint as APN 155-290-017 is fee simple absolute. The interests being acquired by the City through this eminent domain action are a public utility easement and a temporary construction easement, as more particularly described in Exhibit "A" hereto.

5. By execution of the Stipulation re Settlement and for Entry of Judgment and Final Order of Condemnation herein ("Stipulation"), Defendant waives the right to jury trial, Statement of Decision, Notice of Entry of Judgment in Condemnation, Notice of Entry of Final Order of Condemnation as to APN 155-290-017, and the right and time for appeal.

6. By execution of the Stipulation, Defendant expressly waives the right to challenge the City's right to acquire the property by eminent domain, the right to further and greater compensation and damages of whatever kind or nature, and the right to an award of interest, attorneys fees and costs, to the extent that they may be allowable by law.

7. By execution of the Stipulation, the total compensation is in complete settlement of any and all claims for compensation arising from the taking of the real property described in Exhibit "A" hereto, including costs, statutory interest, severance damages, fixtures, equipment, or inventory, loss of business goodwill, relocation assistance, loss of or damage to improvements pertaining to the realty, damages for precondemnation or inverse condemnation, attorney's fees, all costs and litigation expenses of Defendant against the City by reason of taking of the Subject Property.

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1 8. Pursuant to the Stipulation, Defendant makes a knowing waiver of any and all  
2 rights created by California Civil Code section 1542.

3 9. Pursuant to the Stipulation, the total amount of just compensation to be paid by  
4 plaintiff to Defendant is the sum of One Hundred Fifty-Nine Thousand Six Hundred and Forty  
5 Three Dollars (\$159,643.00) (the "Award").

6 10. On September 15, 2016, the City deposited the sum of Ninety-one Thousand  
7 Seven Hundred Dollars (\$91,700.00) ("Deposit") with the Treasurer of the State of California,  
8 Condemnation Fund, as the probable amount of just compensation for APN 155-290-017.

9 11. No funds have been withdrawn from the Deposit and \$91,700.00 remains on  
10 deposit with the State Treasurer condemnation fund.

11 12. Pursuant to the Stipulation, Payment of the Award by the City shall be made  
12 within thirty (30) days after entry of this Judgment and Final Order of Condemnation.

13 13. An Order of Prejudgment Possession became effective as to Defendant's interest  
14 in and to APN 155-290-017 on or about July 23, 2017.

15 14. The use for which an interest in and to APN 155-290-017 is being acquired is a  
16 use authorized by law and the acquisition of said interest is necessary to said use.

17 15. The following defendant was dismissed from this action on the date indicated  
18 below:

<u>DEFENDANT</u>	<u>DATE OF FILING</u>
Helen Flora	02/09/2017

21 16. The following defendants have been regularly served with process herein and  
22 having failed to appear or answer within the time allowed by law, had their defaults taken on the  
23 dates indicated below:

<u>DEFENDANT</u>	<u>DATE OF FILING</u>
Patricia L. Flora	05/17/2017
Nancy M. Flora	05/17/2017
Thomas E. Flora	05/17/2017

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<u>DEFENDANT</u>	<u>DATE OF FILING</u>
Cherie R. Thompson dba Econo Batteries & Auto Stereos	08/17/2017
7509 Arlington Avenue Trust	08/17/2017
All persons unknown claiming an interest in the property	05/17/2017
The heirs and devisees of Helen Flora, deceased, and all persons claiming by, through, or under said decedent	05/17/2017

17. The following defendants filed disclaimers on the dates indicated below and are entitled to no compensation:

<u>DEFENDANT</u>	<u>DATE OF FILING</u>
First American Title Insurance Company	12/20/2016
County of Riverside	07/25/2017

18. Defendant Betty Zwingler is on title to the property but is deceased. Defendant is the sole surviving trustee of the Family Trust of Heinz F. Zwingler and Betty Lee Zwingler, dated July 15, 2002.

WHEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

1. The total compensation, award, and damages to be paid as a result of the condemnation of the interests of defendant Heinz F. Zwingler and Betty Lee Zwingler, as Trustees of the Family Trust of Heinz F. Zwingler and Betty Lee Zwingler, dated July 15, 2002 ("Defendant") in and to APN 155-290-017 is the total sum of One Hundred Fifty-Nine Thousand Six Hundred and Forty Three Dollars (\$159,643.00).

2. Payment of the Award hereunder shall be deemed to expressly include all costs of suit pursuant to California Code of Civil Procedure section 1268.710 and all litigation expenses including, but not limited to, those defined in California Code of Civil Procedure section 1235.140. Payment hereunder shall further be deemed to be the total just compensation and damages, if any, to which Defendant shall be entitled by reason of the condemnation of and construction activities by plaintiff on APN 155-290-017 as described in Exhibit "A" hereto.

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1           3.     The State Treasurer is authorized and directed to disburse to plaintiff the sum of  
2     Ninety-one Thousand Seven Hundred Dollars (\$91,700.00) from those funds on deposit in the  
3     Condemnation Fund in connection with the above-entitled matter. Payment of said funds shall  
4     be made payable to "City of Riverside" and forwarded to:

5                     Office of the City Attorney  
6                     c/o Steven R. Guess, Esq.  
7                     3750 University Ave. #250  
8                     Riverside, CA 92501

9           4.     The Award in the amount of One Hundred Fifty-Nine Thousand Six Hundred and  
10    Forty Three Dollars (\$159,643.00) shall be paid by plaintiff outside these court proceedings to  
11    Defendant as follows: the draft shall be made payable to "Heinz F. Zwingler" and forwarded to:

12                     Heinz F. Zwingler  
13                     11030 Sierra Tree Lane  
14                     Riverside CA 92505

15           5.     Payment to Defendant of the total Award shall constitute payment in full for the  
16    real property taken and for all damages of any kind and nature whatsoever suffered by  
17    Defendant by reason of such taking.

18           6.     An Order of Prejudgment Possession became effective as to the interest of  
19    Defendant in and to APN 155-290-017 on July 23, 2017.

20           WHEREFORE THE COURT NOW MAKES THE FOLLOWING ORDER OF  
21    CONDEMNATION:

22           The interest of defendants Heinz F. Zwingler and Betty Lee Zwingler, as Trustees of the  
23    Family Trust of Heinz F. Zwingler and Betty Lee Zwingler, dated July 15, 2002; First American  
24    Title Insurance Company; Patricia L. Flora; Nancy M. Flora; Thomas E. Flora; County of  
25    Riverside; Cherie R. Thompson dba Econo Batteries & Auto Stereos; 7509 Arlington Avenue  
26    Trust; All persons unknown claiming an interest in the property; and The heirs and devisees of  
27    Helen Flora, deceased, and all persons claiming by, through, or under said decedent (collectively  
28    "Defendants") in the real property described in Exhibit "A" as to Assessor's Parcel Number  
   155-290-017 is hereby condemned for the public use and purposes described in the Complaint as  
   installing approximately 10 miles of 69kV sub-transmission lines, construction of a new 230kV

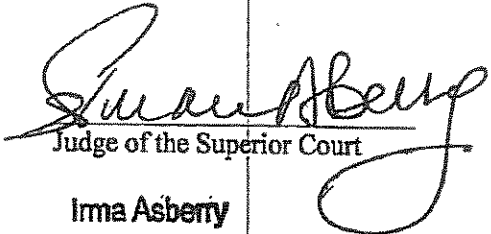
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to 69kV substation, improvements to five existing substations, relocation of existing distribution lines, and installation of new telecommunication lines, from Riverside's Energy Resource Center (RERC) to Riverside Public Utilities' (RPU) Harvey Lynn and Freeman Substations. Plaintiff City of Riverside to take title to the interests of Defendants in said real property, as described in Exhibit "A" hereto, together with all improvements thereon in which said Defendants have an interest, free and clear of any and all liens, encumbrances, easements, and leascholds, of whatever kind or nature.

The interests condemned to the City of Riverside in and to Assessor's Parcel Number 155-290-017 are legally described in Exhibit "A" hereto.

DATED: 9-25-17

  
Judge of the Superior Court  
Irma Asberry



PROOF OF SERVICE

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I am employed in the county aforesaid; I am over the age of 18 years and not a party to the within above-entitled action; my business address is 3750 University Avenue #250, Riverside, California 92501.

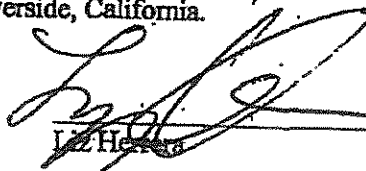
On September 22, 2017, I served the JUDGMENT AND FINAL ORDER OF CONDEMNATION on the interested parties in said action addressed as follows:

Heinz F. Zwingler as Trustee of the Family Trust of Heinz F. Zwingler and Betty Lee Zwingler, dated July 15, 2002  
11030 Sierra Tree Lane  
Riverside CA 92505

(XX) VIA MAIL - In accordance with the regular mail collection and processing practices of this business office, with which I am familiar, by means of which mail is deposited with the United States Postal Service at Riverside, California, that same day in the ordinary course of business, I deposited such sealed envelope for collection and mailing on this same date following ordinary business practices.

I declare under penalty of perjury, under the laws of the State of California that the foregoing is true and correct.

Executed on September 22, 2017, at Riverside, California.

  
L. Z. Heister

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Exhibit A

D-17436

Permanent Electric Energy Distribution and Transmission Facilities, and Telecommunication Facilities Easement (Public Utilities Easement)

An easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of *electric energy distribution and transmission facilities, and telecommunication facilities*, together with all necessary appurtenances, in, under, upon, over and along that certain real property. 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 (City of Riverside), its 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 and transmission facilities, and telecommunication facilities*.

Overhead Electric Energy Distribution and Transmission Facilities, and Telecommunication Facilities Easement (Public Utilities Easement – Overhead)

An easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of *electric energy distribution and transmission facilities, and telecommunication facilities*, together with all necessary appurtenances over that certain real property. Further, Grantor shall not erect, place, construct, nor permit to be erected, placed or constructed any structures or modifications to existing structures above the existing finished height of any structures existing as of the date of recordation of this easement. This height restriction is made supplemental to existing City of Riverside building code regarding setbacks, any permanent future construction or additions to existing structures and is hereby imposed in said easement.

60-Day Temporary Construction Easement (Temporary Construction Easement)

A temporary easement and right of way allowing Grantee (City of Riverside) the right to use the property for the purpose of installing overhead electrical lines. Such use may include, but is not limited to ingress and egress of persons and vehicles, the deposit of tools, equipment, machinery, and materials used in the performance of the construction, and for similar purposes by Grantee, its officers, employees, agents or contractors. Upon completion of construction, Grantee promises to remove all debris, waste, brush, or other materials deposited or placed upon the property subject to this temporary easement. Grantee further promises to make all reasonable efforts to return the surface of the property, with the exception of vegetation, to its original condition prior to entry. The temporary easement and right of way shall terminate two (2) months after issuance of the Notice to Proceed or upon completion of the installation of the overhead electrical lines, whichever occurs first.

Public Utility Easement  
POR. A.P.N. 155-290-017

All that certain real property situated in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the Southwest Quarter of Section 36, Township 2 South, Range 6 West, as shown by map showing a Subdivision of the Rancho La Sierra, on file in Book 6, Page 70 of Maps, records of Riverside County, California, described as follows,

Commencing at the Southeast corner of said Section 36, as said corner is shown on Record of Survey on file in Book 15, Page 39 of Records of Survey, records of Riverside County, California, said corner also being the center line intersection of Arlington Avenue and Van Buren Street, (also known as Van Buren Boulevard), as shown on aforesaid map;

THENCE North  $89^{\circ}40'00''$  West, along the center line of aforesaid Arlington Avenue, a distance of 20 feet to an angle point therein;

THENCE continuing along the center line of Arlington Avenue, North  $83^{\circ}10'00''$  West, a distance of 99.88 feet, more or less, to an intersection with the Southeasterly prolongation of the Southwesterly line of that certain drainage right of way to the City of Riverside by deed recorded in Book 304, Page 103 of Deeds, records of Riverside County, California;

THENCE leaving said center line of Arlington Avenue, North  $27^{\circ}38'20''$  West, along said Southeasterly prolongation of said Southwesterly drainage right of way line, a distance of 36.39 feet to a line that is parallel with and distant 30 feet northerly, as measured at right angles, from the center line of Arlington Avenue also said line is the southerly line of that parcel described in grant deed to the County of Riverside recorded August 3, 1954 in Book 1615, Page 531 of Official Records of Riverside County, California;

THENCE North  $83^{\circ}10'00''$  West, along said parallel line, also the southerly line of above said grant deed, a distance of 594.12 feet;

THENCE North  $6^{\circ}50'00''$  East at right angle to said parallel line, a distance of 25.00 feet to the northerly line of above said grant, also said point is the southwesterly corner of land in Deed recorded August 17, 2007 as Instrument No. 2007-531273 Official Records of said Riverside County, the **TRUE POINT OF BEGINNING**;

THENCE North  $6^{\circ}50'00''$  East along the westerly line of said land described in said Instrument No. 2007-531273 of Official Records of said Riverside County, a distance of 443.56 feet to an angle point in said westerly line;

THENCE North  $47^{\circ}58'30''$  East continuing along said westerly line, a distance of 60.60 feet;

THENCE South  $24^{\circ}21'38''$  West, a distance of 20.07 feet;

THENCE South  $7^{\circ}02'57''$  West, a distance of 470.06 feet to a line that is parallel with and distant of 55 feet northerly, as measured at right angles, from the center line of Arlington Avenue also said line is the south line of above said land described in said Instrument No. 2007-531273 of Official Records;

THENCE North 83:10:00 West, along said parallel line, a distance of 32.00 feet to the TRUE POINT OF BEGINNING.

Containing 0.35 acres or 15,280 square feet, more or less.

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

*Richard F. Wenglikowski*

Richard F. Wenglikowski, L.S. 74904

4-8-13  
Date



DESCRIPTION APPROVAL

by *J. Scott* 5/10/2013

FOR COUNTY OF TARRANTS, CALIFORNIA  
CITY SURVEYOR

**69 KV RTRP PROJECT  
Par. A.P.N.: 155-290-017  
Temporary Construction Easement - TCE 3**

That portion of the Southeast Quarter of Section 36, Township 2 South, Range 6 West, San Bernardino Base and Meridian, as shown by Map Showing a subdivision of the Rancho La Sierra, on file in Book 6, Page 70 of Maps, Records of Riverside County, California in the City of Riverside, County of Riverside, State of California, also being a portion of that parcel shown on Record of Survey on file in Book 15, Page 39 of Records of Survey, Records of said Riverside County, described as follows:

**COMMENCING** at the Southeast Corner of said Record of Survey;

**THENCE** North 83°10' West, along the north line of Arlington Avenue, a distance of 275.00 feet to the **POINT OF BEGINNING**;

**THENCE** North 83°10' West, continuing along said north line of Arlington Avenue, a distance of 156.00 feet;

**THENCE** North 05°50' East, leaving said north line of Arlington Avenue, a distance of 30.00 feet;

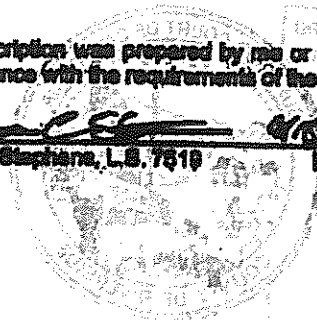
**THENCE** North 75°08'31" East, a distance of 187.87 feet;

**THENCE** South 05°50" West, a distance of 82.00 feet to the **POINT OF BEGINNING**.

**Area - 9,516 S.F. more or less**

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

*Curis C. Stephens*  
Curis C. Stephens, L.S. 7819 Date *1/15/15* Prep. *CS*



D-17436



PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

[www.riversideacr.com](http://www.riversideacr.com)


**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Exhibit 'A' Legal Description - CLARITY COPY ATTACHED.

Date: 10/12/2017

Signature: 

Print Name: Kimberly Oehlert



Permanent Electric Energy Distribution and Transmission Facilities, and Telecommunication Facilities Easement (Public Utilities Easement)

An easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of *electric energy distribution and transmission facilities, and telecommunication facilities*, together with all necessary appurtenances, in, under, upon, over and along that certain real property. 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 (City of Riverside), its 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 and transmission facilities, and telecommunication facilities*.

Overhead Electric Energy Distribution and Transmission Facilities, and Telecommunication Facilities Easement (Public Utilities Easement – Overhead)

An easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of *electric energy distribution and transmission facilities, and telecommunication facilities*, together with all necessary appurtenances over that certain real property. Further, Grantor shall not erect, place, construct, nor permit to be erected, placed or constructed any structures or modifications to existing structures above the existing finished height of any structures existing as of the date of recordation of this easement. This height restriction is made supplemental to existing City of Riverside building code regarding setbacks, any permanent future construction or additions to existing structures and is hereby imposed in said easement.

60-Day Temporary Construction Easement (Temporary Construction Easement)

A temporary easement and right of way allowing Grantee (City of Riverside) the right to use the property for the purpose of installing overhead electrical lines. Such use may include, but is not limited to ingress and egress of persons and vehicles, the deposit of tools, equipment, machinery, and materials used in the performance of the construction, and for similar purposes by Grantee, its officers, employees, agents or contractors. Upon completion of construction, Grantee promises to remove all debris, waste, brush, or other materials deposited or placed upon the property subject to this temporary easement. Grantee further promises to make all reasonable efforts to return the surface of the property, with the exception of vegetation, to its original condition prior to entry. The temporary easement and right of way shall terminate two (2) months after issuance of the Notice to Proceed or upon completion of the installation of the overhead electrical lines, whichever occurs first.

Public Utility Easement  
POR. A.P.N. 155-290-017

All that certain real property situated in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the Southwest Quarter of Section 36, Township 2 South, Range 6 West, as shown by map showing a Subdivision of the Rancho La Sierra, on file in Book 6, Page 70 of Maps, records of Riverside County, California, described as follows;

Commencing at the Southeast corner of said Section 36, as said corner is shown on Record of Survey on file in Book 15, Page 39 of Records of Survey, records of Riverside County, California, said corner also being the center line intersection of Arlington Avenue and Van Buren Street, (also known as Van Buren Boulevard), as shown on aforesaid map;

THENCE North 89°40' 00" West, along the center line of aforesaid Arlington Avenue, a distance of 20 feet to an angle point therein;

THENCE continuing along the center line of Arlington Avenue, North 83°10'00" West, a distance of 99.88 feet, more or less, to an intersection with the Southeasterly prolongation of the Southwesterly line of that certain drainage right of way to the City of Riverside by deed recorded in Book 304, Page 103 of Deeds, records of Riverside County, California;

THENCE leaving said center line of Arlington Avenue, North 27°38'20" West, along said Southeasterly prolongation of said Southwesterly drainage right of way line, a distance of 36.39 feet to a line that is parallel with and distant 30 feet northerly, as measured at right angles, from the center line of Arlington Avenue also said line is the southerly line of that parcel described in grant deed to the County of Riverside recorded August 3, 1954 in Book 1615, Page 531 of Official Records of Riverside County, California;

THENCE North 83°10' 00" West, along said parallel line, also the southerly line of above said grant deed, a distance of 594.12 feet;

THENCE North 6°50'00' East at right angle to said parallel line, a distance of 25.00 feet to the northerly line of above said grant, also said point is the southwesterly corner of land in Deed recorded August 17, 2007 as Instrument No. 2007-531273 Official Records of said Riverside County, the **TRUE POINT OF BEGINNING:**

THENCE North 6°50'00" East along the westerly line of said land described in said Instrument No. 2007-531273 of Official Records of said Riverside County, a distance of 443.56 feet to an angle point in said westerly line;

THENCE North 47°58'30" East continuing along said westerly line, a distance of 60.60 feet;

THENCE South 24°21'38" West, a distance of 20.07 feet;

THENCE South 7°02'57" West, a distance of 470.06 feet to a line that is parallel with and distant of 55 feet northerly, as measured at right angles, from the center line of Arlington Avenue also said line is the south line of above said land described in said Instrument No. 2007-531273 of Official Records;

THENCE North 83°10'00" West, along said parallel line, a distance of 32.06 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.35 acres or 15,280 square feet more or less.

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

  
Richard F. Wenglikowski, L.S. 4904

8/16/14  
Date



DESCRIPTION APPROVAL:

BY:   
9/15/2014  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

69 KV RTRP PROJECT  
Por. A.P.N.: 155-290-017  
Temporary Construction Easement – TCE 3

That portion of the Southeast Quarter of Section 36, Township 2 South, Range 6 West, San Bernardino Base and Meridian, as shown by Map Showing a subdivision of the Rancho La Sierra, on file in Book 6, Page 70 of Maps, Records of Riverside County, California in the City of Riverside, County of Riverside, State of California, also being a portion of that parcel shown on Record of Survey on file in Book 15, Page 39 of Records of Survey, Records of said Riverside County, described as follows:

COMMENCING at the Southeast Corner of said Record of Survey;

THENCE North 83°10' West, along the north line of Arlington Avenue, a distance of 275.00 feet to the POINT OF BEGINNING;

THENCE North 83°10' West, continuing along said north line of Arlington Avenue, a distance of 156.00 feet;

THENCE North 06°50' East, leaving said north line of Arlington Avenue, a distance of 30.00 feet;

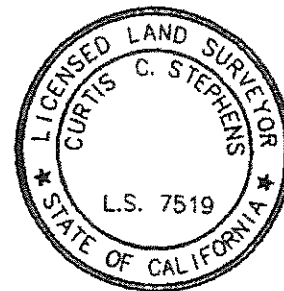
THENCE North 75°09'31" East, a distance of 167.87 feet;

THENCE South 06°50" West, a distance of 92.00 feet to the POINT OF BEGINNING.

Area – 9,516 S.F. more or less

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

Curtis C. Stephens 7/9/15 Prep. (Signature)  
Curtis C. Stephens, L.S. 7519 Date



D-17436