

LAS-205,
 EL NC. 1922-19 & 21,
 PROPOSED REROUTING OF
 33 & 4 K.V. POWER LINE,
 First Street to
 Palmyrita Avenue.

EASEMENT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I, J.E. HAWKINS, hereinafter called "Grantor" grant and convey to CITY OF RIVERSIDE, a municipal corporation of the State of California, its successors and assigns, hereinafter called "Grantee", a perpetual easement and right of way for the construction, reconstruction, maintenance, operation, enlarging, improving, removing, repairing and renewing an electric transmission line upon and by means of poles, and/or other structures, wires, cables, including ground wires and communication circuits with necessary and convenient foundation, guy wires and anchors, insulators and cross arms placed on said structures and other appurtenances connected therewith convenient and necessary for the construction, maintenance, operation, regulation, control and grounding of electric transmission lines for the purpose of transmitting, distributing, regulating, using and controlling electric energy, together with the right to clear and keep clear said easement and the real property affected thereby, free from explosives, buildings, structures, trees, brush and inflammable materials, for the protection from fire and other hazards; in, on, over and across that real property situated in County of Riverside, State of California, described as follows:

PARCEL 1:

The Westerly 12.50 feet of Section 18, Township 2 South, Range 4 West, San Bernardino Base and Meridian, lying between the Easterly prolongation of the center line of Blenheim Street as said street is shown on a map filed in Book 8, page 82 of Maps, Records of Riverside County, California, and the Easterly prolongation of the center line of Spring Garden Street as said street is shown on said map filed in Book 8, page 82.

PARCEL 2:

A strip of land 5 ft. in width lying within Section 18, Township 2 South, Range 4 West, San Bernardino Base and Meridian, the center line of said 5 ft. strip being described as follows:

Beginning at the intersection of the Westerly line of said Section 18 with the Easterly prolongation of the center line of Milton Street as said street is shown on a map filed in Book 8,

PARCEL 2 (Contd)

Page 82 of Maps, Records of Riverside County, California; thence Southerly along said Westerly line a distance of 92.00 feet to the true point of beginning of this description; thence Easterly at right angles to said Westerly line a distance of 35.00 feet.

EXCEPTING THEREFROM: That portion lying within Parcel 1 hereinabove described.

PARCEL 3.

A strip of land 5.00 feet in width lying within Section 18, Township 2 South, Range 4 West, San Bernardino Base and Meridian, the center line of said 5.00 ft. strip being described as follows:

Beginning at the intersection of the Westerly line of said Section 18 with the Easterly prolongation of the center line of Milton Street as said street is shown on a map filed in Book 8, page 82 of Maps, Records of Riverside County, California; thence Southerly along said Westerly line a distance of 232.00 feet to the true point of beginning of this description; thence Easterly at right angles to said Westerly line a distance of 35.00 feet.

EXCEPTING THEREFROM: That portion lying within Parcel 1 hereinabove described.

Grantee shall have the right to install and to use gates in any fences which are now or may be hereafter constructed on said lands of the Grantors, for the purpose of permitting convenient entry to said right of way strip. Any gates which are installed by Grantee on said lands shall be locked with Grantee's locks, and also, if the Grantor so desires, may be locked with the Grantor's locks, in such a manner that either can lock or unlock the gates. Any gates which are installed and locked by the Grantor and used by the Grantee shall be locked also by the Grantee's locks so that either can lock or unlock the gates.

The Grantor grants to the Grantee, its successors and assigns, the right to trim or top and to keep trimmed and topped any and all trees on the lands of the Grantor adjacent to said right of way strip for a distance of 15 feet from the exterior lines of the right of way strip, to such heights as in the judgment of the Grantee, its successors or assigns, shall be reasonably necessary for the proper construction, operation and maintenance of said electric transmission lines, but at no point outside the right of way strip to a height less than 20 feet.

The Grantor, his heirs, successors or assigns, shall have the right to use and enjoy the land over which said easement is granted for any purpose and in any manner which does not interfere or conflict with the right of the Grantee to use said easement.

IN WITNESS WHEREOF, this instrument has been executed this 5th day of August, 1960.

[Handwritten signature]

APPROVED AS TO FORM

[Handwritten signature]
ASST. CITY CLERK

APPROVED AS TO DESCRIPTION

[Handwritten signature]
Public Utilities Director

(Individual)

STATE OF Washington
COUNTY OF SpoKane } SS.

On August 5, 1960 before me, the undersigned a Notary Public in and for said County and State, personally appeared J. E. Hawkins

known to me to be the person whose name subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

[Handwritten signature]
Notary Public in and for said County and State

RECORDED SEPT. 8, 1960
BOOK 2763 PAGE 318
OFFICIAL RECORDS, RIV. CO.
INSTRUMENT NO. 79149