

APPROVED AS TO DESCRIPTION


 Public Utilities Director

LAS-205,
 EL NO. 1922-5, 6 & 7,
 PROPOSED REROUTING OF
 33 & 4 K.V. POWER LINE,
 First Street to
 Palmyrita Avenue.

APPROVED AS TO FORM


 ASST

CITY ATTORNEY

EASEMENT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WE, L.V.W. BROWN ESTATE, hereinafter called "Grantors", grant and convey to the 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 foundations, 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 the County of Riverside, State of California, described as follows:

That portion of the fractional Northwest quarter of Section 24, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown by United States Government Survey bounded on the Southeast by the Northwesterly right of way line of Atchison, Topeka and Santa Fe Railroad on the Northeast by the Southwestly right of way line of Kansas Avenue on the Southwest by the North-Easterly right of way line of Southern Pacific Railroad, 60 feet in width, and on the Northwest by a line that is parallel with and 20 feet Northwesterly, measured at right angles, from said Northwesterly right of way line of Atchison, Topeka and Santa Fe Railroad.

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 Grantors so desire, 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 Grantors and used by the Grantee shall be locked also by the Grantee's locks so that either can lock or unlock the gates.

The Grantors grant 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 Grantors 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 line, but at no point outside the right of way strip to a height less than 20 feet.

The Grantors, their 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 19 day of August, 1960.

RECORDED SEPT. 16, 1960
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OFFICIAL RECORDS, RIV. CO.
INSTRUMENT NO. 81225

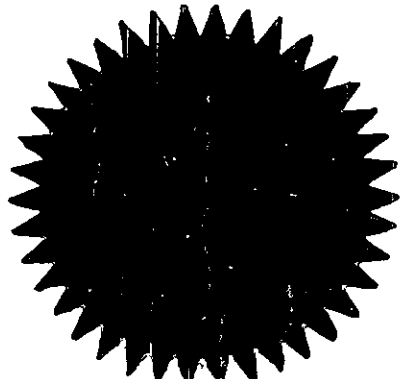
L.V.W. BROWN ESTATE (a Co-Partnership)

STATE OF CALIFORNIA

County of RIVERSIDE

vs.

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ON THIS 19 day of August, A.D., 19 60, before me, Marjorie Graeff

a Notary Public in and for said County and State, personally appeared Charlotte Brown Stevning and Barbara Brown Holman, PARTNERS of the L. V. W. Brown Estate, a co-partnership, known to me,

to be the person B whose name B ARE subscribed to the within instrument, and acknowledged to me that U he X executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Marjorie Graeff
Notary Public in and for said County and State.