

ATTACHMENT "A"

RECORDING REQUESTED BY:

CITY OF BANNING

WHEN RECORDED, MAIL THIS DEED AND, REQUIRED UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

SAMPLE

NAME: KAHONO OEI
STREET ADDRESS: P.O. BOX 998
99 EAST RAMSEY STREET
BANNING, CA 92220

APN:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT

THE UNDERSIGNED GRANTOR(S) DECLARE(S): DOCUMENTARY TRANSFER TAX IS \$ 0.00 NO CONSIDERATION

(CHECK WHERE APPLICABLE) Computed on full value of property conveyed, or
Computed on full value less liens and encumbrances remaining at time of sale.
Unincorporated area City of Banning

For a valuable consideration, receipt of which is hereby acknowledged,

[COMPANY NAME(S)], a [COMPANY DESCRIPTION(S)],

hereby GRANT(S) to

CITY OF BANNING

An easement for [PURPOSE] within the area described in Exhibit "A" attached hereto and made a part hereof, which area is depicted on Exhibit "B" attached hereto and made a part hereof (Example of Description: All such facilities will be located underground except the transformer, which may be located in the area shown as "Proposed Transformer" on Exhibit "B").

By accepting this Deed, the City of Banning agrees that if it damages or disturbs the surface of the easement area as a result of its repair or maintenance of the facilities located in the easement area, that it will promptly restore the surface improvements to their condition immediately prior to such damage or disturbance.

Dated: _____

[COMPANY NAME], a
[COMPANY DESCRIPTION]

STATE OF CALIFORNIA
COUNTY OF _____ }ss

BY _____
MEMBER (SIGNATURE, TITLE)

On _____ before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared _____
known to me to be the _____
_____ known to me to be
_____ that executed the
within Instrument and acknowledged to me that he/she
executed the within Instrument

Signature: _____
[NAME OF NOTARY PUBLIC]

NAME (TYPED OR PRINTED)
Notary Public in and for said County and State

(Space above for official notorial seal)

RECORDING REQUESTED BY

CITY OF BANNING

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME: KAHONO OEI

STREET P.O. BOX 998
ADDRESS: 99 EAST RAMSEY STREET
CITY: BANNING,
STATE ZIP: CALIFORNIA 92220

S A M P L E

THE AREA ABOVE IS RESERVED FOR RECORDER'S USE

GRANT OF EASEMENT

THE UNDERSIGNED GRANTOR DECLARES DOCUMENTARY TRANSFER TAX is: exempt per Revenue and Taxation Code §11922

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

FHKB BANNING LLC, a California Limited Liability Company

GRANT(S) to

CITY OF BANNING

An easement for electrical lines and appurtenances within the area described in Exhibit "A" attached hereto and made a part hereof, which area is depicted on Exhibit "B" attached hereto and made a part hereof. All such facilities will be located underground except the transformer, which may be located in the area shown as "Proposed Transformer" on Exhibit "B".

By accepting this Deed, the City agrees that if it damages or disturbs the surface of the easement area as a result of its repair or maintenance of the facilities located in the easement area, that it will promptly restore the surface improvements to their condition immediately prior to such damage or disturbance.

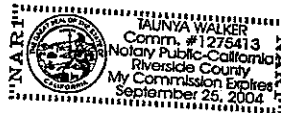
Dated: 3/7/02

FHKB BANNING LLC, a
California Limited Liability Company

BY [Signature]
IPS MEMBER

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } ss

On MARCH 7, 2002 before me,
the undersigned, a Notary Public in and for said County and State, personally appeared KENNETH D. HINSVARK known to me to be the ~~XXXXXX~~ Member of FHKB Banning known to me to be LLC ~~XXXXXX~~ secretary of the corporation that executed the within Instrument and acknowledged to me that he ~~XXXXXX~~ executed the within instrument pursuant to its articles of incorporation and its board of directors



Signature: [Signature]
TANYA WALKER

NAME (TYPED OR PRINTED)
Notary Public in and for said County and State

(Space above for official notarial seal)

EXHIBIT "A"
ELECTRICAL EASEMENT
IN THE CITY OF BANNING

S A M P L E

LEGAL DESCRIPTION

A STRIP OF LAND 10.00 FEET WIDE, OVER PARCEL 1 OF LOT LINE ADJUSTMENT NO. 01-503 RECORDED DECEMBER 21, 2001 AS INSTRUMENT NO. 2001-635124, OFFICIAL RECORDS, IN THE CITY BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID PARCEL 1 OF LOT LINE ADJUSTMENT NO. 01-503 AND A LINE PARALLEL WITH THE EASTERLY LINE OF SAID PARCEL 1 DISTANT 5.00 WESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID EASTERLY LINE;
THENCE, ALONG SAID PARALLEL LINE, SOUTH 00°07'13" WEST 95.61 FEET;
THENCE, LEAVING SAID PARALLEL LINE, NORTH 89°55'20" WEST 62.18 FEET;
THENCE, SOUTH 04°35'47" EAST 151.38 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 1 OF LOT LINE ADJUSTMENT NO. 01-503.

EXCEPT THEREFROM THE NORTHERLY 10 FEET AS CONVEYED BY DEED TO THE CITY OF BANNING FOR STREET PURPOSES RECORDED JANUARY 31, 2002 AS INSTRUMENT NO. 2002-054450, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY.

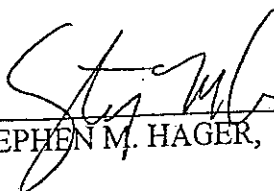
THE SIDELINES OF SAID 10 FOOT WIDE EASEMENT TO BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS AND TO TERMINATE AT THE SOUTHERLY LINE OF SAID DEED TO THE CITY OF BANNING RECORDED AS INSTRUMENT NO. 2002-054450, OFFICIAL RECORDS OF SAID COUNTY AND SOUTHERLY LINE OF SAID PARCEL 1 OF LOT LINE ADJUSTMENT NO. 01-503.

SAID PARCEL CONTAINS APPROXIMATELY 2,992 SQUARE FEET.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD, IF ANY.

Description prepared by:


STEPHEN M. HAGER, P.L.S. 6161

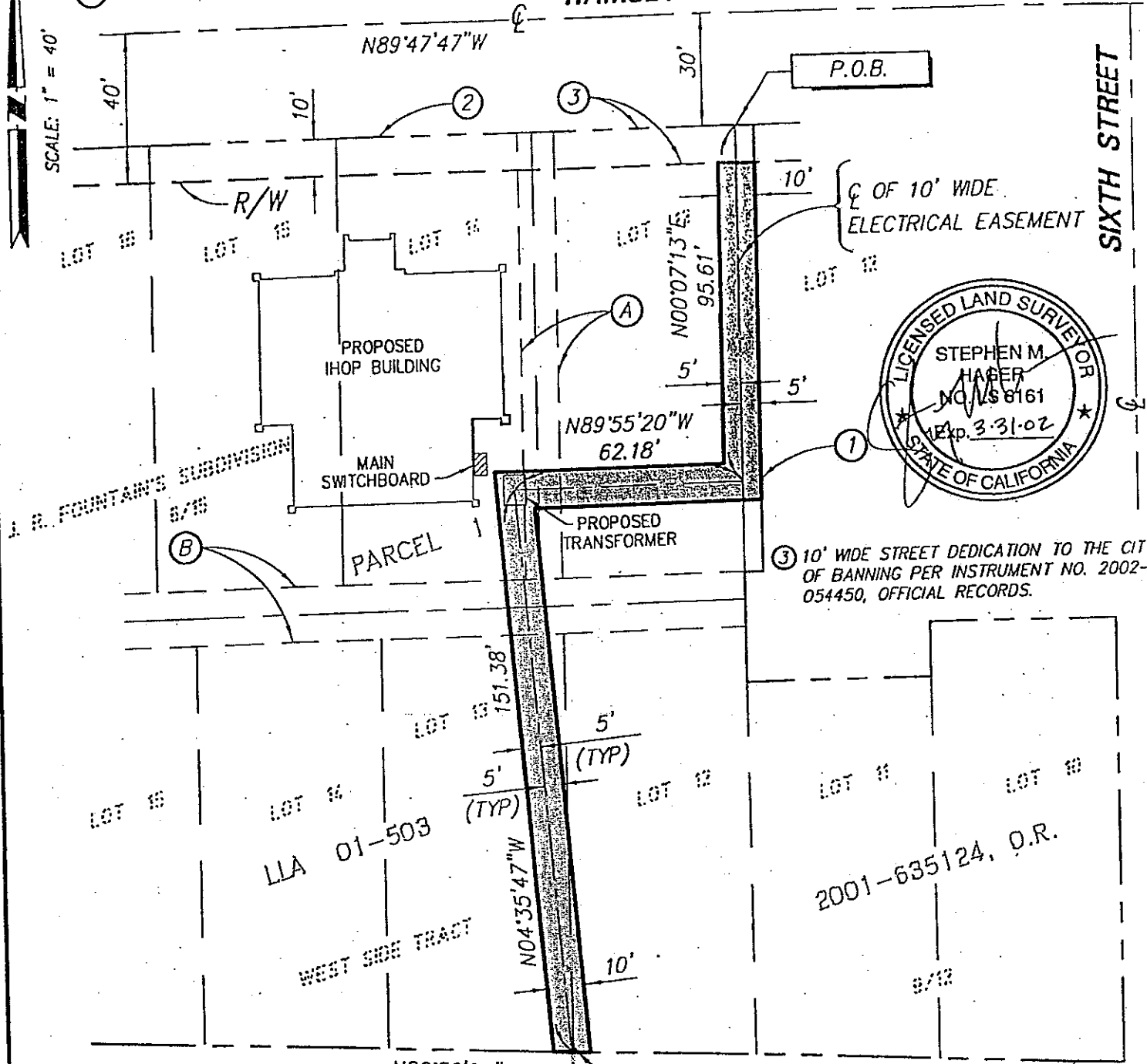


SAMPLE

- (A) 10' WIDE VACATED ALLEY
- (B) 15' WIDE VACATED ALLEY

RAMSEY STREET

SCALE: 1" = 40'



③ 10' WIDE STREET DEDICATION TO THE CITY OF BANNING PER INSTRUMENT NO. 2002-054450, OFFICIAL RECORDS.

- ① EASTERLY LINE OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 01-503 RECORDED DECEMBER 21, 2001 AS INSTRUMENT NO. 2001-635124, OFFICIAL RECORDS.
- ② NORTHERLY LINE OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 01-503 RECORDED DECEMBER 21, 2001 AS INSTRUMENT NO. 2001-635124, OFFICIAL RECORDS.

INTERSTATE ROUTE 10

SOUTHERLY LINE OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 01-503 RECORDED DECEMBER 21, 2001 AS INSTRUMENT NO. 2001-635124, OFFICIAL RECORDS.

AREA OF EASEMENT = 2,992 SQUARE FEET

Prepared by:
Joseph C. Truxaw and Associates, Inc.
 Civil Engineers and Land Surveyors
 265 S Anita Drive, Suite 111, Orange, (714) 935-0265

EASEMENT FOR ELECTRICAL PURPOSES IN THE CITY OF BANNING			
DRAWN: CL	CHKD: SMH		
DATE: 2-10-02	DATE: 2-10-02		

02/20/02 12:06:44 PUPROT 1=10' C:\P1\H999125\electrical\title.dwg

SAMPLE

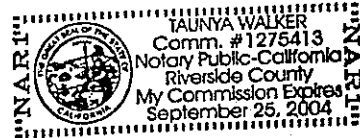
CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }ss

On MARCH 7, 2002, before me Taunya Walker (Notary Public) personally appeared KENNETH D. HINSVARK, personally known to me, to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature on the instrument the person, or the entity(ies) upon behalf of which the person acted, executed the instrument.



TAUNYA WALKER NOTARY PUBLIC IN AND
FOR SAID COUNTY AND STATE



[SEAL]

THIS CERTIFICATE MUST BE ATTACHED TO
THE DOCUMENT DESCRIBED
TITLE OR TYPE OF DOCUMENT
NUMBER OF PAGES
DATE OF DOCUMENT
CAPACITY CLAIMED BY SIGNER
SIGNER IS REPRESENTING
SIGNER'S NAME

GRANT OF EASEMENT
THREE
MARCH 7, 2002
LIMITED LIABILITY COMPANY
FHKB BANNING LLC
KENNETH D. HINSVARK