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THIS INSTRUMENT, made this 21st day of September, in the year of our Lord, Nineteen Hundred and Fifty-one, between JOEL G. SEDGWICK and LOLA HANSEN SEDGWICK, husband and wife as joint tenants, parties of the first part, and the CITY OF RIVERSIDE, a municipal corporation of the State of California, the party of the second part;

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, to them in hand paid by the party of the second part, the receipt of which is hereby acknowledged, do by these presents grant unto the party of the second part, a perpetual easement and right-of-way for the construction, reconstruction, inspection, maintenance, operation and repair of a SEWER LINE, hereinafter termed "structure", in, under and along that certain parcel of land in the City of Riverside, County of Riverside, State of California, described as follows, to-wit:

The northeasterly ten feet (10.0') of the northwesterly twenty feet (20.0') of Lot 3, Block 23, Rubidoux Heights, as shown on map recorded in Map Book 4, Page 80, Records of Riverside County, California.

TOGETHER WITH the right to enter upon and to pass and repass over and along said strip of land, and to deposit tools, implements and other material thereon by said party of the second part, its officers, agents and employees, and by persons under contract with it and their employees, whenever and wherever necessary for the purpose of constructing, reconstructing, inspecting, maintaining, operating or repairing said structure.

IT IS UNDERSTOOD that the parties of the first part do hereby waive any claim for any and all damages to the real property owned by the parties of the first part contiguous to the lands hereby covered by this easement, by reason of the location, construction or maintenance of the sewer line.

IN WITNESS WHEREOF, the said parties of the first part have hereunto executed the within instrument the day and year first above written.

/s/ Joel G. Sedgwick
JOEL G. SEDGWICK

/s/ Lola Hansen Sedgwick
LOLA HANSEN SEDGWICK