

en recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

Project: Zoning Case R-8-790  
1625 Third Street

RECEIVED FOR RECORD  
Min. Post. Clock  
At Request of  
Book 1982, Page 93147  
MAY 28 1982  
Recorded in Official Records of Riverside County, California  
Acting Recorder

FOR RECORDER'S OFFICE USE ONLY

E A S E M E N T

10326

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THIRD STREET BUSINESS CENTER, a General Partnership,

as Grantor, grants to the CITY OF RIVERSIDE, a Municipal Corporation of the State of California, as Grantee, its successors and assigns, a perpetual easement and right of way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of storm drain facilities

together with all necessary appurtenances, in, under, upon, over and along that certain real property situated in the City of Riverside, County of Riverside, State of California, described as follows:

All those portions of Lots 25 and 26 of the East Riverside Land Company's Subdivision of Section 19, Township 2 South, Range 4 West, as shown by map on file in Book 6 of Maps, at Page 44 thereof, records of San Bernardino County, California, more particularly described as follows:

Parcel No. 1

A strip of land 20.00 feet in width lying 10.00 feet on each side of the following described centerline:

COMMENCING at the southwest corner of Parcel 1, as shown by map on file in Book 38 of Records of Surveys, at Page 34 thereof, records of Riverside County, California; said point being on the north line of that certain 11.00 foot strip of land conveyed to the City of Riverside by deed recorded October 26, 1962, as Instrument No. 99710, Official Records of Riverside County, California;

THENCE North 89° 48' 40" West, along said north line a distance of 25.00 feet to the true point of beginning;

THENCE North 00° 11' 20" East, a distance of 196.88 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 135.00 feet;

THENCE Northwesterly along said curve, to the left, through a central angle of 37° 45' 50" an arc distance of 88.98 feet to the end thereof;

93147

THENCE North 37° 34' 30" West, a distance of 305.97 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 135.00 feet; said point hereinafter referred to as Point "A";

THENCE Northwesterly along said curve, to the left, through a central angle of 48° 50' 50", an arc distance of 115.09 feet to the end thereof;

THENCE North 86° 25' 20" West, a distance of 377.72 feet to a point in a tangent curve, concave to the south, having a radius of 1690.27 feet;

THENCE Westerly along said curve, to the left, through a central angle of 03° 23' 20", an arc distance of 99.97 feet to the end thereof;

THENCE North 89° 48' 40" West, a distance of 82.81 feet to a point in the west line of the east half of said Lot 25, said point bears South 00° 11' 10" West, 20.00 feet from the northwest corner of the east half of said Lot 25, and to the end of this centerline description.

Parcel No. 2

COMMENCING at Point "A" described hereinabove;

THENCE North 52° 25' 30" East, a distance of 10.00 feet for the true point of beginning, said point being in a non-tangent curve, concave to the southwest, having a radius of 145.00 feet; the radial line at said point bears North 52° 25' 30" East;

THENCE Northwesterly along said curve, to the left, through a central angle of 48° 50' 50", an arc distance of 123.62 feet to the end thereof;

THENCE North 86° 25' 20" West, a distance of 136.91 feet;

THENCE North 00° 09' 10" East, a distance of 27.47 feet to a point in the north line of said Lot 26;

THENCE South 89° 50' 50" East, along said north line a distance of 200.00 feet to a point in the southwesterly right-of-way line of the Escondido Freeway;

THENCE South 35° 17' 20" East, along said southwesterly right-of-way line a distance of 98.70 feet to a point therein;

THENCE South 52° 25' 30" West, a distance of 18.39 feet to the said true point of beginning.

DESCRIPTION APPROVAL  
by *George Hutchings* 3/25/82 by *[Signature]*

93147

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, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said storm drain facilities

Provided, however, that the Grantor reserves the right to use and enjoy the land over which said easement and right of way is grante, for any purpose and in any manner which does not interfere with or impair the right of the Grantee to use said easement and right of way.

Dated May 11, 1982

THIRD STREET BUSINESS CENTER,  
a General partnership,

By: Todd M. Mulford and Roberta E. Mulford  
Intervivos Trust, Dated November 28, 1978

By: Todd M. Mulford  
Todd M. Mulford, Trustee

APPROVED AS TO FORM

Darrell Clendenen  
SENIOR DEPUTY CITY ATTORNEY

By: IN-CO Investments, a general partnership

By: Albert Iten  
Albert Iten, general partner

By: Darrell Clendenen  
Darrell Clendenen, general partner

93147

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this instrument dated 5-11-82 from Third Street Business Center

for Pars Intg 254262 East Bay Land Company's Subdivision Sec 19 T.2S R.46  
Blk 6 of Maps Pg 44 Rec of S.B. Co  
to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof, recorded on January 7, 1982, as Instrument No. 3490 of Official Records of Riverside County, and the grantee hereby consents to recordation of this instrument through the undersigned duly authorized officer.

Dated 5-28-82

[Signature]  
Assistant City Manager

10326

