

*Right of way document
(Peter Wiseman, 213-217-7668)*

Recorded at the Request of
THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

35822

When Recorded Mail to
THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA
Post Office Box 54153
Los Angeles, California 90054

RECEIVED FOR RECORD

MAR 31 1975

AT 9 00 O'CLOCK A.M.
At Request of
SAFETY TITLE INSURANCE CO.

Book 1975, Page 35822

Recorded in Official Records
of Riverside County, California

W.H. Dalglish Recorder

FEE \$ 1.00

*FP
EFM
2181*

DOCUMENTARY TRANSFER TAX \$ None
(Exempt-Chapter 1108-Statute 1969)

GRANT DEED

1610-2-5

SECURITY PACIFIC NATIONAL BANK, a National Banking
Association, hereby grants to

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA,
a public corporation,

the following described real property:

The southerly 70 feet of the easterly 3207 feet of the
east three quarters of Section 7, Township 3 South, Range 4 West,
San Bernardino Base and Meridian in the City of Riverside, County
of Riverside, State of California, included within that certain
portion of said east three quarters of Section 7, being more
particularly described as follows:

Commencing at the northwest corner of said Section 7,
thence N 89° 26' 00" E along the north line of the northwest
quarter of said Section 7 a distance of 1321.39 feet to the north-
west corner of said east three quarters of Section 7, said point
also being the northwest corner of that certain parcel of land
conveyed to Goepfinger Development Company by Deed recorded
October 18, 1963, as Instrument No. 110103; thence S 0° 08' 00" E,
along the west line of the parcel conveyed to Goepfinger
Development Company as aforesaid, and the southerly prolongation
thereof, and along the west line of the east three quarters of
said Section 7, and along the west line of Parcel 39, as shown
by Record of Survey on file in Book 48, pages 35 to 43, inclusive,
of Records of Survey, Riverside County Records, 821.77 feet to
the southwest corner of said Parcel 39, also being the TRUE POINT OF
BEGINNING, thence S 50° 28' 00" E, along the southwesterly line
of said Parcel 39 a distance of 2846.22 feet to the most southerly
corner thereof; said point being on the northwesterly line of
that certain parcel of land conveyed to the City of Riverside by
Deed recorded July 24, 1964, as Instrument No. 90956, thence
S 39° 32' 00" W, along said northwesterly line, 305 feet to the
most westerly corner of the parcel conveyed to the City of
Riverside as aforesaid; thence S 50° 28' 00" E, along the south-
westerly line of the parcel conveyed to the City of Riverside
as aforesaid, 244.18 feet to the most southerly corner thereof,
thence N 39° 52' 00" E, along the southeasterly line of the parcel
conveyed to the City of Riverside as aforesaid, 305.01 feet to the

4118 / 36.5
From recording requested; essential to
acquisition by Metropolitan Water District
(Riverside Co. Cal. 0113)

DESCRIPTION APPROVED
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PUBLIC AGENCY - TAX EXEMPT

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most westerly corner of Parcel 44, as shown by said Record of Survey on file in Book 48, pages 35 to 43, inclusive, of Records of Survey, Riverside County Records; thence S 50° 28' 00" E along the southwesterly line of said Parcel 44 a distance of 31.69 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 3655.70 feet; thence southeasterly along said southwesterly line of said Parcel 44 and along said curve, to the right, through a central angle of 4° 50' 00", an arc distance of 308.39 feet to the most southerly corner of said Parcel 44, said point also being on the west line of that certain parcel of land conveyed to the County of Riverside by Deed recorded April 13, 1965, as Instrument No. 42474; the radial line of said curve through said corner bears N 44° 22' 00" E; thence S 00° 16' 39" E along said west line, 937.86 feet to the southwest corner of the parcel conveyed to the County of Riverside as aforesaid; thence N 89° 29' 40" E, along the south line of the parcel conveyed to the County of Riverside as aforesaid, 685.23 feet to the most westerly corner of Parcel 49, as shown by said Record of Survey on file in Book 48 pages 35 to 43, inclusive, of Records of Survey, Riverside County Records; thence S 27° 28' 00" E, along the southwesterly line of said Parcel 49 a distance of 236.51 feet to an angle point therein; thence S 25° 10' 35" E, along the southwesterly line of said Parcel 49, a distance of 560.96 feet to the most southerly corner thereof, said point being in a curve in the southwesterly line of that certain parcel of land (80 feet in width) conveyed to the County of Riverside by Deed recorded in Book 507, page 490 of Official Records, and by Deed recorded in Book 511, page 159 of Official Records, Riverside County Records; said curve having a radius of 3960 feet; the radial line of said curve at said point bears N 72° 33' 17" E; thence southeasterly along said southwesterly line and along said curve, to the right, through a central angle of 0° 14' 43" an arc distance of 16.95 feet to the end thereof; thence S 17° 12' 00" E, along the southwesterly line of said last-mentioned parcel of land conveyed to the County of Riverside, 614.26 feet to a point in the south line of the southeast quarter of said Section 7; thence S 89° 26' 45" W along the south line of said southeast quarter, 2539.64 feet to the south quarter section corner of said Section 7; thence S 89° 43' 00" W along the south line of the southwest quarter of said Section 7 a distance of 1312.81 feet to the southwest corner of the east three quarters of said Section 7; thence N 0° 08' 00" W, along the west line of said east three quarters of Section 7 a distance of 4477.87 feet to the true point of beginning.

Said 70-foot dimension and said 3207-foot dimension being measured at right angles from the south and east lines, respectively, of said Section 7.

Containing 4.95 acres, more or less.

Reserving to Grantor, its successors and assigns, as an easement appurtenant to that portion of Grantor's land not conveyed to Grantee herein (described hereinbelow under the designation of "Benefitted Land"), easements reasonably necessary for ingress and egress over and across the land granted herein, for roads and utilities. Provided, (1) that Grantor shall not place on such easements any fill greater than five (5) feet in depth over the presently existing surface of the ground and (2) Grantor shall not lower the presently existing ground surface

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within such easement more than four feet.

In areas where structures and appendages exist, the conditions under (1) and (2), above, are void, in which case, prior to changing the existing grade, Grantor must obtain prior written approval from Grantee.

At such time as access is provided to Grantor's land pursuant to the covenant hereinbelow, all easements and easement rights reserved herein shall terminate and Grantor shall quitclaim to Grantee all right, title, and interest thereto.

Grantee covenants and agrees with Grantor that upon completion of construction of Grantee's pipeline within the land granted herein (hereinafter referred to as "Affected Land"), and whenever the public entity having jurisdiction desires to have streets constructed over any portion of such land, Grantee shall offer to dedicate an easement or easements for public street purposes on said land, subject to its right to use said land for water pipelines and related purposes to the same extent as if such dedication had not been made. This covenant (hereinafter "Covenant") is for the benefit of the land retained by Grantor ("Benefitted Land") described as follows:

That portion of the East three quarters of Section 7, Township 3 South, Range 4 West, San Bernardino Meridian, in the County of Riverside, State of California, being more particularly described as follows:

Commencing at the northwest corner of said Section 7; thence N 89° 26' 00" E, along the north line of the northwest quarter of said Section 7, a distance of 1321.39 feet to the northwest corner of said East three quarters of Section 7, said point also being the northwest corner of that certain parcel of land conveyed to Goepfinger Development Company by deed recorded October 18, 1963, as Instrument No. 110103 in the office of the Recorder of said County of Riverside, thence S 0° 08' 00" E, along the west line of said parcel conveyed to Goepfinger Development Company, and the southerly prolongation thereof, and along the west line of the East three quarters of said Section 7, and along the west line of Parcel 39, as shown by Record of Survey on file in Book 48, pages 35 to 43, inclusive, of Records of Survey, Riverside County Records, 821.77 feet to the southwest corner of said Parcel 39, also being the TRUE POINT OF BEGINNING; thence S 50° 28' 00" E, along the southwesterly line of said Parcel 39, a distance of 2846.22 feet to the most southerly corner thereof, said point being on the northwesterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded July 24, 1964, as Instrument No. 90956 in the office of said Recorder; thence S 39° 32' 00" W, along said northwesterly line, 305 feet to the most westerly corner of the parcel conveyed to the City of Riverside as aforesaid; thence S 50° 28' 00" E, along the southwesterly line of the parcel conveyed to the City of Riverside as aforesaid, 244.18 feet to the most southerly corner thereof; thence N 39° 52' 00" E, along the southeasterly line of the parcel conveyed to the City of Riverside as aforesaid, 305.01 feet to the most westerly corner of Parcel 44, as shown by said Record of Survey on file in Book 48, pages 35 to 43,

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inclusive, of Records of Survey, Riverside County Records; thence S 50° 28' 00" E along the southwesterly line of said Parcel 44, a distance of 31.69 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 3655.70 feet; thence southeasterly along the southwesterly line of said Parcel 44 and along said curve, to the right, through a central angle of 4° 50' 00", an arc distance of 308.39 feet to the most southerly corner of said Parcel 44, said point also being on the west line of that certain parcel of land conveyed to the County of Riverside by deed recorded April 13, 1965, as Instrument No. 42474 in the office of said Recorder; the radial line of said curve through said corner bears N 44° 22' 00" E; thence S 0° 16' 39" E, along said west line, 937.86 feet to the southwest corner of the parcel conveyed to the County of Riverside as aforesaid; thence N 89° 29' 40" E, along the south line of the parcel conveyed to the County of Riverside as aforesaid, 685.23 feet to the most westerly corner of Parcel 49, as shown by said Record of Survey on file in Book 48, pages 35 to 43, inclusive, of Records of Survey, Riverside County Records; thence S 27° 28' 00" E, along the southwesterly line of said Parcel 49, a distance of 236.51 feet to an angle point therein; thence S 25° 10' 35" E, along the southwesterly line of said Parcel 49, a distance of 560.96 feet to the most southerly corner thereof, said point being in a curve in the southwesterly line of that certain parcel of land (80 feet in width) conveyed to the County of Riverside by deed recorded in Book 507, page 490, of Official Records, and by deed recorded in Book 511, page 159, of Official Records, both in the office of the Recorder of said Riverside County; said curve having a radius of 3960 feet; the radial line of said curve at said point bears N 72° 33' 17" E; thence southeasterly along said southwesterly line and along said curve, to the right, through a central angle of 0° 14' 43", an arc distance of 16.95 feet to the end thereof; thence S 17° 12' 00" E, along the southwesterly line of said last mentioned parcel of land conveyed to the County of Riverside, 614.26 feet to a point in the south line of the southeast quarter of said Section 7; thence S 89° 26' 45" W, along the south line of said southeast quarter, 2539.64 feet to the south quarter section corner of said Section 7; thence S 89° 43' 00" W along the south line of the southwest quarter of said Section 7, a distance of 1312.81 feet to the southwest corner of the East three quarters of said Section 7; thence N 0° 08' 00" W, along the west line of said East three quarters of Section 7, a distance of 4477.87 feet to the True Point of Beginning.

EXCEPTING therefrom the real property being conveyed herein. Each successive owner of "Affected Land" is bound by "Covenant" for the benefit of "Benefitted Land".

DESCRIPTION APPROVED
FEB 25 1975
A.T.T. [Signature]

Dated: MARCH 11, 1975

SECURITY PACIFIC NATIONAL BANK,
a National Banking Association
as Trustee of Trust #015-06350-0

By [Signature]
VICE PRESIDENT

By [Signature]
VICE PRESIDENT

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STATE OF CALIFORNIA)
COUNTY OF Riverside) SS.

On March 11, 1975, before me, the undersigned,
a Notary Public in and for said State, personally appeared

C. T. Lynch, known to me to be the
VICE PRESIDENT ~~President~~, and Jack L. Bling

known to me to be REAL ESTATE OFFICER ~~Secretary~~
of the corporation that executed the within instrument on
behalf of the corporation therein named, and acknowledged
to me that such corporation executed the within instrument
pursuant to its by-laws or a resolution of its Board of
Directors.

WITNESS my hand and official seal.



Signature Emily S. Kerley

Notary Public in and for
said State

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Certificate of Acceptance

This is to certify that the interest in real property conveyed by this deed dated March 11, 1975 from Security Pacific National Bank, a National Banking Association,

to The Metropolitan Water District of Southern California, a public corporation, is hereby accepted by the undersigned officer on behalf of the Board of Directors of said District pursuant to authority conferred by Resolution 6615 of said Board adopted on November 17, 1964, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: MAR 18 1975

THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

John H. Lauten
General Manager

By *Maynard M. Anderson*
Maynard M. Anderson
Assistant General Manager

- Transaction authorized by General Manager per Resolution 7313
- Transaction authorized by Land Committee per Resolution 7313
- Transaction authorized by Board of Directors on _____

END RECORDED DOCUMENT

W. D. BALOGH, COUNTY RECORDER

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