

E A S E M E N T

THIS INSTRUMENT, made this 16th day of MARCH, in the year of our Lord, Nineteen Hundred and Forty-Eight, between NEWMAN K. BEAR and HELEN BEAR,

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 party 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, does 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 vitrified clay pipe SANITARY SEWER, together with manholes, clean-outs, wye branches and other necessary appurtenances, all hereinafter referred to collectively as "structure", in, under and along that certain parcel of land in the City of Riverside, County of Riverside, State of California, ~~located on the southeast corner of High Street, and more particularly~~ described as: ~~follows:~~

Those portions of Lots 1 and 2 of "Queen's Terrace" as per map recorded in Book 16, page 55, of Maps in the office of the County Recorder of said County included within the boundaries of a strip of land 10 feet wide, said 10 foot strip of land being described as follows by its center line thusly:

Beginning at a point in a line at right angles to and SWly 12 ft. from the center line of Gridge Street, a vacated street; at its intersection with the center line of High Street, a vacated street; thence Ely 116.93 ft. to a point in Lot 17 of "Victoria Vista Tract" as per map recorded in Book 16, page 58, of Maps in the office of the County Recorder of Riverside County, that is N. 38° 30' 50" W. 49.85 ft. from the most Sly corner of said Lot 17 - the S Wly line of said Lot 17 bearing N. 50° 15' W.; thence S Ely 316.27 ft. to a point that bears N. 54° 32' W. 179.32 ft. from the most Sly corner of Lot 6 of "Queen's Terrace" as per map recorded in Book 16, page 55, of Maps in the office of the County Recorder of said Riverside County; thence S Ely 290.20 ft. to a point that bears S. 58° 40' 20" E. 111.13 ft. from the most Sly corner of said Lot 6; thence S Ely 122.10 ft. to a point that bears S. 61° 05' 40" E. 124.07 ft. from the most Sly terminus of that course of Lot 5 that bears S. 56° 06' E.; thence Ely 94.61 ft. to a point that bears S. 88° 25' 20" W. 20.73 ft. from the most Sly corner of Lot 4 of said "Queen's Terrace"; thence Ely 218.39 ft. to a point that bears N. 89° 31' W. 91.47 ft. from the S Ely corner of Lot 3 of said "Queen's Terrace"; thence Ely 200.00 ft. to the terminus of this center line in Lot 1 of said "Queen's Terrace", said terminus bearing N. 88° 56' E. 66.50 ft. from the angle point in the Sly line of Lot 2 of said "Queen's Terrace".

The side lines of said 10 foot strip to terminate Wly in the Ely line of said High Street, and Ely in a line normal to said center line which passes thru the terminus of said center line.

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As part of the consideration for the execution of this easement, the City of Riverside guarantees the owner of the property from which said easement is granted the right to a connection to said trunk line sewer without the payment of any connection fee or charge, the cost of constructing said connection line to be paid in full by said owner.