

319243

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

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

DOCUMENTARY TRANSFER TAX \$ None
(Exempt-Section 11922, California
Revenue and Taxation Code)

12530

RECEIVED FOR RECORD
Min. Past 3 o'clock P.M.

SEP 15 1989

Recorded in Official Records
of Riverside County, California

William S. Egan
Recorder
Fees \$

PERMANENT EASEMENT DEED

1609-1-11 (Portion)

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA,
a public corporation, hereby grants to

CITY OF RIVERSIDE
a municipal corporation,

a permanent easement for public street and utility purposes
over the real property described as follows:

Those certain parcels of land, hereinafter described
under designation Parcel A, Parcel B and Parcel C in the
northeast quarter of Section 9, T3S, R4W, S.B.M., in the City
of Riverside, County of Riverside, State of California
included within that parcel of land, 80 feet wide, conveyed to
The Metropolitan Water District of Southern California by deed
recorded January 2, 1975 in Instrument No. 105 of Official
Records and on file in Book 18, of Parcel Maps page 70, in
Records of said County, said parcels being more particularly
described as follows:



12530

City of Riverside
1609-1-11 (Ptns.)

-2-

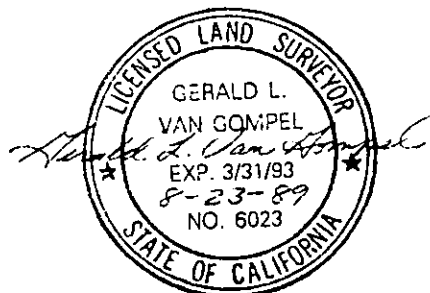
PARCEL A

That portion of Parcel 1 of Parcel Map on file in Book 18 of Parcel Maps at Page 70 thereof, Records of Riverside County, California, lying within the northeast quarter of Section 9, Township 3 South, Range 4 West, San Bernardino Meridian, more particularly described as follows: Commencing at the northeast corner of said Section 9; thence South 89° 36' 20" West along the north line of said Section 9, a distance of 720.49 feet for the TRUE POINT OF BEGINNING, said point being in the southeast line of the parcel of land conveyed to The Metropolitan Water District of Southern California by deed recorded January 2, 1975 as Instrument No. 105 of Official Records, Riverside County, California; thence continuing South 89° 36' 20" West along said north line of Section 9, a distance of 128.28 feet to a point in the northwest line of said parcel of land conveyed to The Metropolitan Water District of Southern California; thence South 51° 01' 18" West along said northwest line, a distance of 104.22 feet to a point in a line parallel with and distant 65.00 feet southerly, measured at a right angle, from the north line of said Section 9; thence North 89° 36' 20" East, along said parallel line, a distance of 41.57 feet; thence South 85° 56' 04" East, a distance of 79.23 feet to a point in said southeast line of the parcel of land conveyed to The Metropolitan Water District of Southern California as aforesaid; thence North 51° 01' 18" East along said southeast line, a distance of 114.10 feet to the TRUE POINT OF BEGINNING.

Contains 0.198 acre more or less.

PARCEL B

That portion of the northeast quarter of Section 9, Township 3 South, Range 4 West, San Bernardino Meridian, more particularly described as follows: Commencing at the northeast corner of said Section 9; thence South 89° 36' 20" West along



City of Riverside
1609-1-11 (Ptns.)

-3-

the north line of said Section 9 and along the north line of Parcel 1 of Parcel Map on file in Book 18 of Parcel Maps at Page 70 thereof, Records of Riverside County, California, a distance of 1480.08 feet to the northwest corner of said Parcel 1; thence South 00° 12' 02" East along the west line of said Parcel 1, a distance of 505.05 feet to the TRUE POINT OF BEGINNING, said point being in the northwest line of that certain parcel of land conveyed to The Metropolitan Water District of Southern California by deed recorded January 2, 1975 as Instrument No. 105 of Official Records, Riverside County, California; thence continuing South 00° 12' 02" East along said west line of Parcel 1, a distance of 102.62 feet to a point in the southeast line of said parcel of land conveyed to The Metropolitan Water District of Southern California as aforesaid; thence South 51° 01' 18" West along said southeast line, a distance of 68.63 feet to a point in a line, parallel with and distant 53.50 feet westerly, measured at a right angle, from the west line of said Parcel 1; thence North 00° 12' 02" West along said parallel line, a distance of 102.62 feet to a point in said northwest line of the parcel of land conveyed to The Metropolitan Water District of Southern California; thence North 51° 01' 18" East along said northwest line, a distance of 68.63 feet to the TRUE POINT OF BEGINNING.

Contains 0.126 acre more or less.

PARCEL C

That portion of Parcel 1 of Parcel Map on file in Book 18 of Parcel Maps at Page 70 thereof, Records of Riverside County, California, lying within the northeast quarter of Section 9, Township 3 South, Range 4 West, San Bernardino Meridian, more particularly described as follows: Commencing at the northeast corner of said Section 9; thence South 89° 36' 20" West along the north line of said Section 9, a distance of 1480.08 feet to the northwest corner of said Parcel 1; thence South 00° 12' 02" East along the west



City of Riverside
1609-1-11 (Ptns.)

-4-

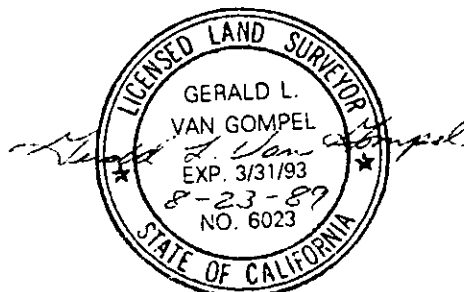
line of said Parcel 1, a distance of 505.05 feet for the TRUE POINT OF BEGINNING, said point being in the northwest line of that certain parcel of land conveyed to The Metropolitan Water District of Southern California by deed recorded January 2, 1975 as Instrument No. 105 of Official Records, Riverside County, California; thence continuing South 00° 12' 02" East along said west line of Parcel 1, a distance of 102.62 feet to a point in the southeast line of said parcel of land conveyed to The Metropolitan Water District of Southern California as aforesaid; thence North 51° 01' 18" East along said southeast line, a distance of 7.70 feet to a point in a line, parallel with and distant 6.00 feet easterly, measured at a right angle, from the west line of said Parcel 1; thence North 00° 12' 02" West along said parallel line, a distance of 102.62 feet to a point in said northwest line of the parcel of land conveyed to The Metropolitan Water District of Southern California; thence South 51° 01' 18" West along said northwest line, a distance of 7.70 feet to the TRUE POINT OF BEGINNING.

Contains 0.014 acre more or less.

Parcels A, B, and C contain a total of 0.294 acre more or less.

This easement is granted subject to the following terms:

1. It is subject to Grantor's paramount right to use the above-described property for the purpose for which it was acquired.
2. Grantee shall submit in advance all plans for installation and construction or reconstruction of Grantee's facilities to grantor for review and written approval.
3. Grantee shall not change the existing grade or otherwise modify the topography of property affected by this easement without prior written consent of Grantor.



City of Riverside
1609-1-11 (Ptns.)

-5-

4. Grantor shall not be required to construct any street improvements or to contribute any part of the cost of street improvements on the above-described property, and, furthermore, if grantor is included in an assessment district to pay such costs, Grantee shall reimburse Grantor for any assessment therefor levied upon it.

5. A Street in conformity with the public street standards of the City of Riverside shall be constructed within the easement area and incorporated into the City public street system; provided, however, that (a) the construction of such street and utilities therein shall conform to final plans approved in writing by Grantor, which show the location, character, dimensions, and details of the work to be performed, and (b) after initial construction is completed, any future changes to the street or changes to or installation of any utilities therein shall have the prior written approval of Grantor, which approval shall not be unreasonably withheld.

6. Grantor purchased the above-described property in fee for its existing 96-inch-inside diameter Box Springs Feeder Pipeline 1609-1-11. Any additional costs incurred for construction, reconstruction, maintenance and use of the existing and future pipelines and appurtenances attributable to the presence of Grantee's improvements shall be borne by Grantee.

7. Grantee assumes all risk of loss to itself, which in any manner may arise out of the use of the easement. Further, Grantee shall indemnify and defend Grantor and its directors, officers, and employees against any liability and expenses, including the reasonable expense of legal representation whether by special counsel or by Grantor's staff attorneys' resulting from injury to or death of any person, or damage to any property, including property of Grantor, or damage to any other interest of Grantor, including but not limited to suit alleging noncompliance with any statute or regulation which in any manner may arise out of the granting of this easement, or use by Grantee of the easement or any adjoining land used with the easement.

City of Riverside
1609-1-11 (Ptns.)

8. The above-described real property is to be used only for the purposes herein specified, and in the event that said real property is not so used, or the uses for which this easement is granted shall permanently cease, Grantee shall immediately initiate formal statutory highway abandonment procedures as provided by law for County or City highways and street.

Date: 8/29/89

THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

Carl Boronkay
General Manager

By [Signature]
Assistant General Manager

[Signature]

TAD/jd43

Authorized by MWD Administrative Code Section 8220

APPROVED AS TO FORM

[Signature]
ASST. CITY ATTORNEY

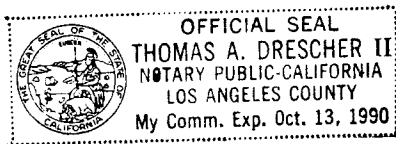
STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On this 29 day of August, in the year 1989,

before me, Thomas A. Drescher II, a Notary Public,
personally appeared R. W. BALCERZAK, personally known to me to be
the person who executed this instrument as Assistant General
Manager of The Metropolitan Water District of Southern California,
a public corporation, and acknowledged to me that The Metropolitan
Water District of Southern California executed it.

WITNESS my hand and official seal.

(Seal)



Signature

Thomas A. Drescher II

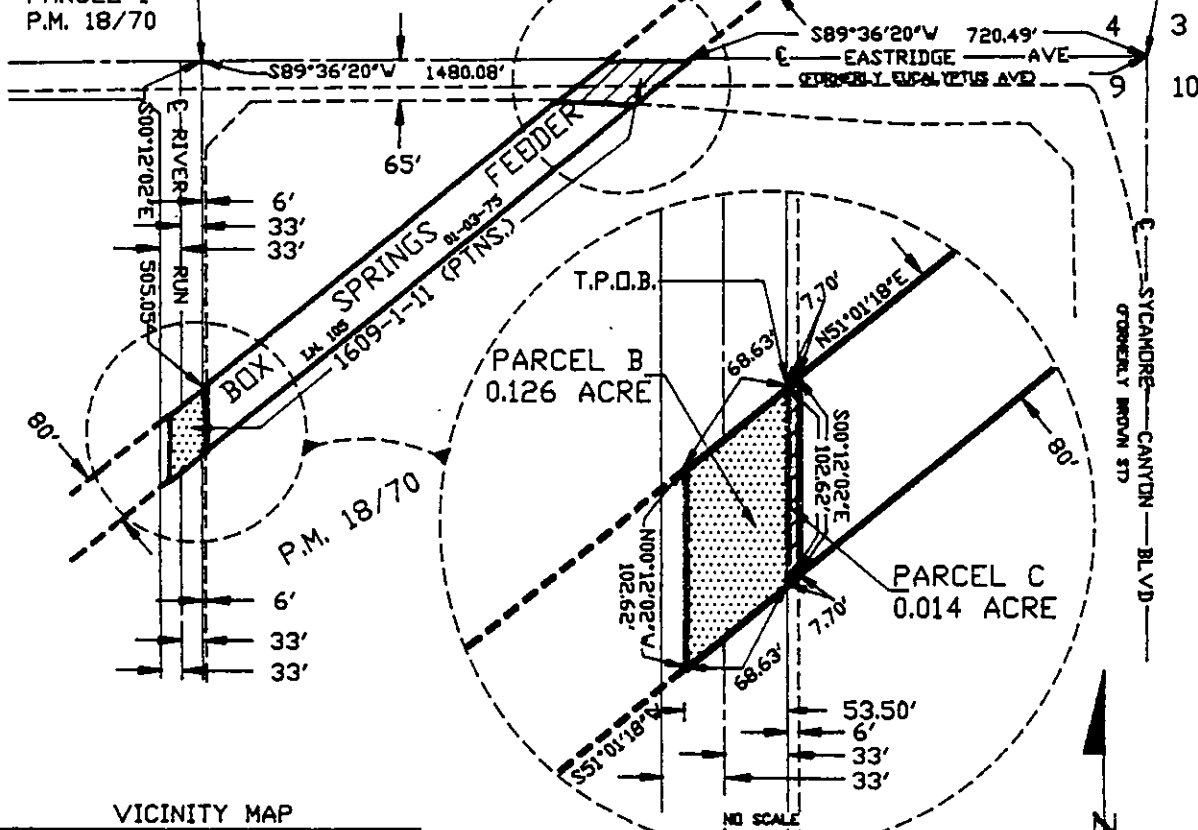
Notary Public in and
for said State

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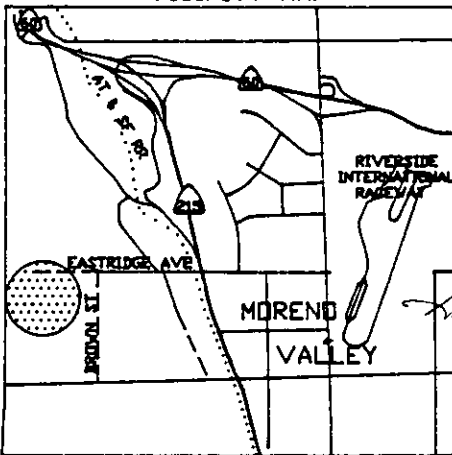
NE. 1/4
SECTION 9
T 3 S, R 4 W, S.B.M.

NORTHWEST
CORNER OF
PARCEL 1
P.M. 18/70

NORTHEAST
CORNER OF
SECTION 9



VICINITY MAP



COUNTY OF RIVERSIDE

**THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA**

BOX SPRINGS FEEDER
PERMANENT EASEMENT
MWD
TO
CITY OF RIVERSIDE
1609-1-11 (PTNS.) 11/26-1

SKETCH TO ACCOMPANY LEGAL DESCRIPTION