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424010

WHEN RECORDED MAIL TO:

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

CITY CLERK
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DEC 21 1995

FREE RECORDING
Exempt Pursuant to
Government Code §6103

Recorded in Official Records
of Riverside County, California
Recorder
[Signature]

13913

RECIPROCAL EASEMENT AGREEMENT

THIS RECIPROCAL EASEMENT AGREEMENT is made and entered into this 19th day of December, 1995, by and between the REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA, a public agency ("AGENCY") and the CITY OF RIVERSIDE, a municipal corporation ("CITY") with reference to the following facts:

[Handwritten initials]

A. AGENCY is the fee owner of the real property ("Agency Property") located in the City of Riverside, County of Riverside, State of California, consisting of three separate parcels (individually, "Agency Parcel 1", "Agency Parcel 2" and "Agency Parcel 3") as described in Exhibit A, attached hereto and incorporated herein by this reference.

B. CITY is the fee owner of the real property ("City Property") located in the City of Riverside, County of Riverside, State of California, consisting of two separate parcels (individually, "City Parcel 1" and "City Parcel 2") as described in Exhibit B, attached hereto and incorporated herein by this reference.

C. AGENCY and CITY desire to establish a common easement for access and utilities over, under and across those portions of the Agency Property and of the City Property described in Exhibit C-1 and as depicted by crosshatching on Exhibit C-2, which exhibits are attached hereto and incorporated herein by this reference, and to grant to each other reciprocal easements for access and utilities to facilitate the present and future development of the Agency Property and the City Property, and to allow access to Jurupa Avenue for the use and benefit of the City Property and each parcel thereof. As additional consideration for the granting of the access easement across the Agency Property for the use and benefit of and as an easement appurtenant to the City Property and each parcel thereof as now configured or as may hereinafter be configured, CITY has permitted the installation of public sanitary sewer facilities across a portion of the City Property necessary for the development of Agency Property.

NOW, THEREFORE, incorporating the above recitals and in consideration of the granting of the reciprocal easements as herein provided, the parties hereto mutually agree as follows:

1. Grant of Easements by AGENCY. AGENCY hereby grants to CITY and the successors and assigns of CITY, nonexclusive easements over, through, under and across those portions of the Agency Property described in Exhibit C-1 for pedestrian and vehicular ingress and egress and for the installation, maintenance, operation, improvement, alteration, relocation, reconstruction, inspection, repair and use of underground water lines, electrical lines, telephone lines and other utilities for the use and benefit of and as easements appurtenant to the City Property and each parcel thereof as now configured or as may hereinafter be divided or otherwise reconfigured.

2. Grant of Easement by CITY. CITY hereby grants to AGENCY and the heirs, successors and assigns of AGENCY, nonexclusive easements over, through, under and across those portions of the City Property described in Exhibit C-1 for pedestrian and vehicular ingress and egress and for the installation, maintenance, operation, improvement, alteration, relocation, reconstruction, inspection, repair and use of underground water lines, electrical lines, telephone lines and other utilities for the use and benefit of and as easements appurtenant to the Agency Property and each parcel thereof as now configured or as may hereinafter be divided or otherwise reconfigured.

3. Successors. This Reciprocal Access Easement Agreement shall run with the land and shall be binding upon and inure to the benefit of AGENCY and CITY, and their respective successors and assigns with respect to the subject parcels, without any rights herein being deemed personal to either of them.

IN WITNESS WHEREOF, the parties hereto have executed this Reciprocal Easement Agreement the day and date first written above.

AGENCY:

REDEVELOPMENT AGENCY OF THE
CITY OF RIVERSIDE, CALIFORNIA,
a public agency

By

Robert C. Walker
Executive Director

CITY:

CITY OF RIVERSIDE, a municipal
corporation

By

John E. Holmes
City Manager

Attest

Karen E. Lindquist
City Clerk

APPROVED AS TO FORM
[Signature]
CITY ATTORNEY

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the **REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA**, a public agency, is hereby accepted by the undersigned officer on behalf of said Agency pursuant to authority conferred by the Agency at its meeting of December 19, 1995, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: 12/19/95

REDEVELOPMENT AGENCY OF THE CITY
OF RIVERSIDE, CALIFORNIA



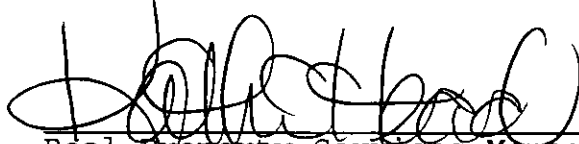
ROBERT C. WALES
Executive Director

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the **CITY OF RIVERSIDE**, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: 12/19/95

CITY OF RIVERSIDE



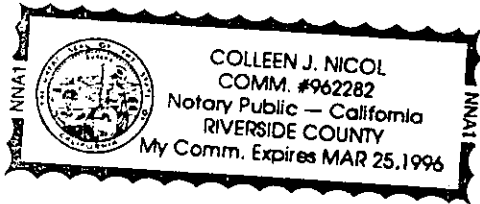
Real Property Services Manager
of the City of Riverside

State of California)
) ss
County of Riverside)

On December 19, 1995, before me, the undersigned, a notary public in and for said State personally appeared John E. Halmes, Robert C. Walls, and Karen E. Lindquist

personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Colleen Nicol
signature

State of California)
) ss
County of Riverside)

On December , 1995, before me, the undersigned, a notary public in and for said State personally appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

PARCEL 1 (REDEVELOPMENT AGENCY)

Those portions of Lots 50 and 51 of McClaskey Tract, as shown by map on file in Book 10 Pages 36 and 37, of Maps, Records of Riverside County, California, more particularly described as a whole as follows:

Beginning at the Southerly terminus of that certain course having a bearing and length of "South 00°12'47" West, 1,093.17 feet", in the Westerly line of Acorn Street as described in the quitclaim deed to the City of Riverside, recorded September 26, 1984 as Instrument No. 208504 of Official Records;

Thence along said certain course, North 00°12'47" East, 815.92 feet to a point on a non-tangent curve concave Southerly having a radius of 459.276 feet, a radial line of said curve to said point bears North 09°59'00" West, said point being the Northeast corner of the land described in the deed to Redevelopment Agency of the City of Riverside, California, recorded September 14, 1984 as Instrument No. 200826 of Official Records;

Thence Westerly along said curve through a central angle of 15°39'48" an arc distance of 125.56 feet;

Thence tangent to said curve, South 64°21'12" West, 60.00 feet to the beginning of a tangent curve concave Northerly having a radius of 459.276 feet;

Thence Westerly along the last mentioned curve through a central angle of 15°39'48" an arc distance of 125.56 feet;

Thence parallel with the most Northerly line of said Lots 53 and 52 of said McClaskey Tract, South 80°01'00" West, 518.51 feet;

The previous four (4) courses and distances being along the Northerly line of said land of Redevelopment Agency of the City of Riverside, California;

Thence continuing parallel with the Northerly line of Lots 52 and 51, South 80°01'00" West, 422.88 feet ;

Thence North 09°59'00" West, 71.43 feet to a point that is 304.00 feet Southerly, measured at right angles from the Northerly line of said Lot 51, being the TRUE POINT OF BEGINNING;

Thence parallel with the Northerly line of said lots 51 and 50, South 80°01'00" West, 412.83 feet

Thence South 40°17'50" West, 104.04 feet to the Southerly line of the land described as exhibit "A" in the deed to Redevelopment Agency of the City of Riverside, California, recorded September 28, 1984 as Instrument No. 210873 of Official Records;

Thence along the Westerly prolongation of the Southerly line of said last mentioned land. North $68^{\circ}27'22''$ West, 102.85 feet to the Northeasterly line of the land described in the deed to the County of Riverside, recorded July 1, 1954 in Book 1604 Page 191 of Official Records:

Thence along said Northeasterly line, North $49^{\circ}42'10''$ West, 185.19 feet to the Southerly terminus of that certain course having a bearing and length of "North $15^{\circ}28'08''$ East, 58.95 feet" in the Southerly line of the land described in said quitclaim deed to the City of Riverside:

Thence along said Southerly line, North $15^{\circ}28'08''$ East, 58.95 feet to the beginning of a non-tangent curve therein concave Southeasterly and having a radius of 645.00 feet, a radial line of said curve to said beginning bears North $41^{\circ}39'02''$ West:

Thence Northeasterly along said curve through a central angle of $31^{\circ}40'02''$ an arc distance of 356.49 feet to its Easterly terminus thereof:

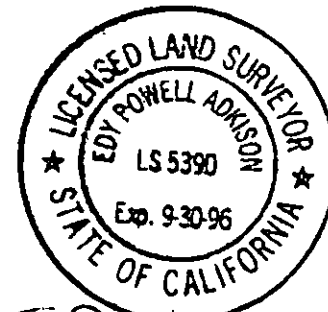
Thence continuing along said Southerly line, North $80^{\circ}01'00''$ East, 334.92 feet to a line which bears North $09^{\circ}59'00''$ West from the TRUE POINT OF BEGINNING:

Thence along the last mentioned line, South $09^{\circ}59'00''$ East, 279.00 feet to the TRUE POINT OF BEGINNING.

said parcel contains 4.146 acres

DESCRIPTION APPROVAL 6/26/95

Edy Powell Adkison by L.P.
SURVEYOR, CITY OF RIVERSIDE



Edy Powell Adkison
6-15-95

PARCEL 2 (REDEVELOPMENT AGENCY)

That portion of Lots 47, 48, 51 and 52 of McClaskey Tract, as shown by map on file in Book 10 Pages 36 and 37 of Maps, Records of Riverside County, California, being described as follows:

Beginning at the Southerly terminus of that certain course having a bearing and length of "South 00°12'47" West, 1,093.17 feet", in the Westerly line of Acorn Street as described in the quitclaim deed to the City of Riverside, recorded September 26, 1984 as Instrument No. 208504 of Official Records:

Thence along said certain course, North 00°12'47" East, 815.92 feet to a point on a non-tangent curve concave Southerly having a radius of 459.276 feet, a radial line of said curve to said point bears North 09°59'00" West, said point being the Northeast corner of the land described in the deed to Redevelopment Agency of the City of Riverside, California, recorded September 14, 1984 as Instrument No. 200826 of Official Records:

Thence Westerly along said curve through a central angle of 15°39'48" an arc distance of 125.56 feet:

Thence tangent to said curve, South 64°21'12" West, 60.00 feet to the beginning of a tangent curve concave Northerly having a radius of 459.276 feet:

Thence Westerly along the last mentioned curve through a central angle of 15°39'48" an arc distance of 125.56 feet:

Thence parallel with the most Northerly line of said Lots 53 and 52 of said McClaskey Tract, South 80°01'00" West, 518.51 feet to the TRUE POINT OF BEGINNING:

The previous four (4) courses and distances being along the Northerly line of said land of Redevelopment Agency of the City of Riverside, California:

Thence continuing parallel with the Northerly line of Lots 52 and 51, South 80°01'00" West, 422.88 feet:

Thence North 09°59'00" West, 350.43 feet to the southerly line of the land described in said quitclaim deed to the City of Riverside:

Thence along said southerly line North 80°01'00" East, 422.88 feet:

Thence South 09°59'00" East, 350.43 feet to the TRUE POINT OF BEGINNING:

TOGETHER WITH the Easterly 276.39 feet of the following described parcel, as measured at right angles from the Easterly line of said parcel:

Commencing at a point on the southerly line of Lot 46 of said McClaskey Tract, distant thereon North 89°59'30" West, 422.87 feet from the Southeast corner of said Lot 46, said point being on the Northerly line of Central Avenue (Hanton Street), 60 feet wide as shown on said map of McClaskey Tract:

Thence North 68°27'22" West, 476.65 feet to the TRUE POINT OF BEGINNING:

Thence North 09°59'00" West, 466.96 feet to a point that is 375.43 feet Southerly, measured at right angles from the Northerly line of Lot 51 of said McClaskey Tract:

Thence parallel with the Northerly line of said Lot 51 and 52, South 80°01'00" West, 276.39 feet:

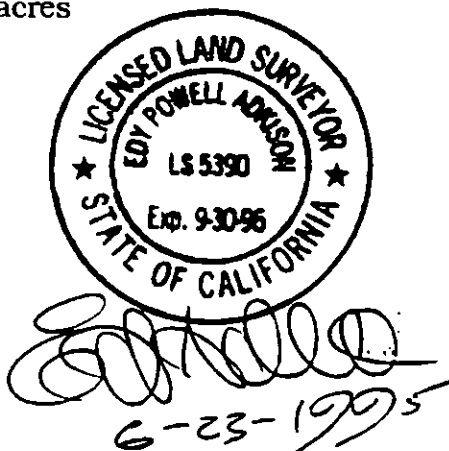
Thence North 09°59'00" West, 71.43 feet to a point that is 304.00 feet Southerly, measured at right angles from the Northerly line of said Lot 51:

Thence parallel with the Northerly line of said Lot 51 and 52, South 80°01'00" West, 412.83 feet:

Thence South 40°17'50" West, 104.04 feet:

Thence South 68°27'22" East, 902.46 feet to the TRUE POINT OF BEGINNING.

said parcel contains 5.827 acres



DESCRIPTION APPROVAL 6/26/95
Edy Powell Adison by VE
 SURVEYOR, CITY OF RIVERSIDE

PARCEL 3 (REDEVELOPMENT AGENCY)

That portion of Lots 48, 49, 50, and 51 of McClaskey Tract, as shown by map on file in Book 10 Pages 36 and 37 of Maps, Records of Riverside County, California, being described as follows:

Commencing at a point on the southerly line of Lot 46 of said McClaskey Tract, distant thereon North $89^{\circ}59'30''$ West, 422.87 feet from the Southeast corner of said Lot 46, said point being on the Northerly line of Central Avenue (Hanton Street), 60 feet wide as shown on said map of McClaskey Tract;

Thence North $68^{\circ}27'22''$ West, 476.65 feet to the TRUE POINT OF BEGINNING;

Thence North $09^{\circ}59'00''$ West, 466.96 feet to a point that is 375.43 feet Southerly, measured at right angles from the Northerly line of Lot 51 of said McClaskey Tract;

Thence parallel with the Northerly line of said Lot 51 and 52, South $80^{\circ}01'00''$ West, 276.39 feet;

Thence North $09^{\circ}59'00''$ West, 71.43 feet to a point that is 304.00 feet Southerly, measured at right angles from the Northerly line of said Lot 51;

Thence parallel with the Northerly line of said Lot 51 and 52, South $80^{\circ}01'00''$ West, 412.83 feet;

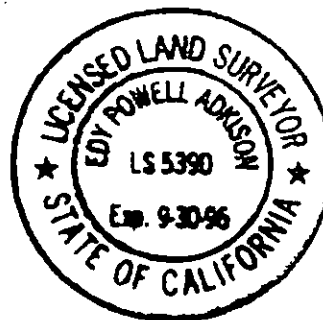
Thence South $40^{\circ}17'50''$ West, 104.04 feet;

Thence South $68^{\circ}27'22''$ East, 902.46 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the easterly 276.39 feet of said parcel as measured at right angles to the easterly line of said parcel;

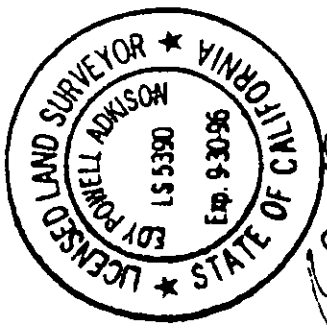
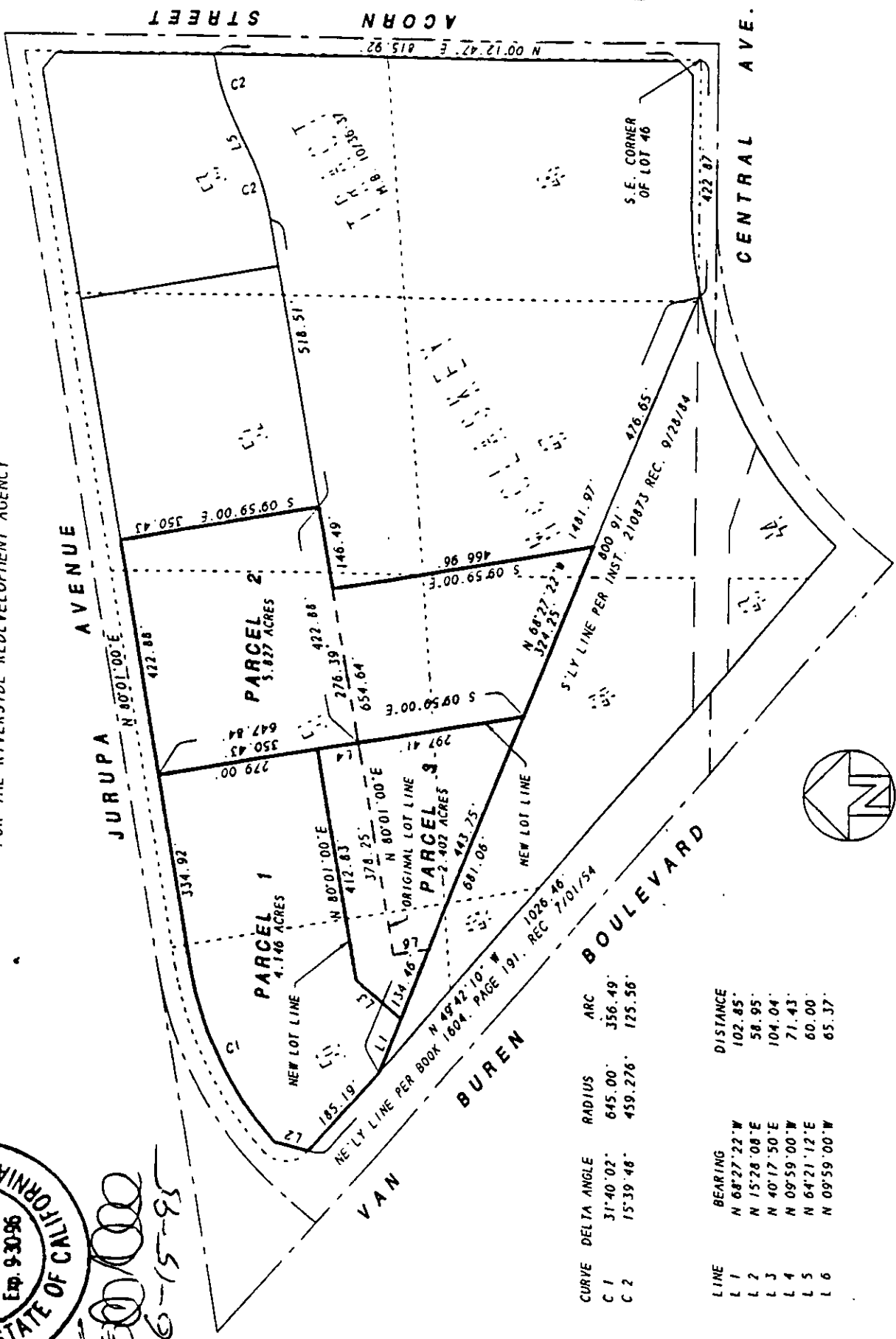
said parcel contains 2.402 acres

DESCRIPTION APPROVAL *6/26/95*
[Signature] by *LE*
 SURVEYOR, CITY OF RIVERSIDE



[Signature]
 6-15-95

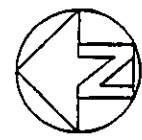
PARCEL MAP WAIVER
FOR THE RIVERSIDE REDEVELOPMENT AGENCY



Ed Powell Adkison
6-15-95

CURVE	DELTA ANGLE	RADIUS	ARC
C 1	31°40'02"	645.00'	356.49'
C 2	15°39'48"	459.276'	125.56'

LINE	BEARING	DISTANCE
L 1	N 68°27'22"W	102.85'
L 2	N 15°28'08"E	58.95'
L 3	N 40°17'50"E	104.04'
L 4	N 09°59'00"W	71.43'
L 5	N 64°21'12"E	60.00'
L 6	N 09°59'00"W	65.37'



NOT TO SCALE

35/7+8
50/2

13913

PARCEL 1 (CITY OF RIVERSIDE)

That portion of Lots 48 through 50, inclusive, of McClaskey Tract, as shown by map on file in Book 10 Pages 36 and 37 of Maps, Records of Riverside County, California, more particularly described as follows:

Beginning at a point on the south line of said Lot 46 distant thereon North 89°59'30" West, 422.87 feet from the Southeasterly corner of said Lot:

Thence North 89°59'30" West, along the South line of Lots 46, 47 and 48 a distance of 736.78 feet to the Northeasterly line of that certain parcel of land conveyed to the County of Riverside by a deed recorded July 1, 1954 in Book 1604 PAGE 191 of Official Records of Riverside County, California:

Thence North 49°42'10" West along said Northeasterly line, 841.28 feet:

Thence South 68°27'22" East, 1,481.97 feet the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion described as beginning at a point on the south line of said Lot 46 distant thereon North 89°59'30" West, 422.87 feet from the Southeasterly corner of said Lot:

Thence North 89°59'30" West, along the South line of Lots 46, 47 and 48 a distance of 736.78 feet to the Northeasterly line of that certain parcel of land conveyed to the County of Riverside by a deed recorded July 1, 1954 in Book 1604 PAGE 191 of Official Records of Riverside County, California:

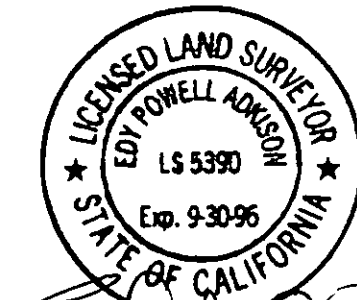
Thence North 49°42'10" West along said Northeasterly line, 263.65 feet to a point that is 761.00 feet Southerly, measured at right angles from the Northerly line of Lot 50 of said McClaskey Tract:

Thence parallel with said Northerly line, North 80°01'00" East, 211.42 feet:

Thence North 09°59'00" West, 88.16 feet to the Southerly line of the land described as exhibit "A" in the deed to Redevelopment Agency of the City of Riverside, California, recorded September 28, 1984 as Instrument No. 210873 of Official Records:

Thence South 68°27'21" East, along said Southerly line, 800.91 feet the POINT OF BEGINNING.

said parcel contains 1.666 acres



DESCRIPTION APPROVAL LR 415
Edy Powell Adkison by LS
 SURVEYOR, CITY OF RIVERSIDE

EXHIBIT B

13913

PARCEL 2 (CITY OF RIVERSIDE)

That portion of Lots 43, 44, 46, 47, and 48 of McClaskey Tract, as shown by map on file in Book 10 Pages 36 and 37 of Maps, together with a portion of Central Avenue (formerly Hanton Street) as vacated per City Council Resolution No. 18648 recorded May 17, 1995 as Instrument No. 159082, both Records of Riverside County, California, more particularly described as a whole as follows:

Beginning at a point on the south line of said Lot 46 distant thereon North 89°59'30" West, 422.87 feet from the Southeasterly corner of said Lot;

Thence South 11°38'40" East, 3.47 feet to a point on a non-tangent curve concave Southeasterly having a radius of 844.00 feet, a radial line of said curve to said point bears North 11°38'40" West, said point being on the northerly line of Central Avenue;

Thence Southwesterly along said curve through a central angle of 34°55'41" an arc distance of 514.51 feet, to a point on the Northeasterly line of the property described as Parcel 1 in the deed to the County of Riverside, recorded February 25, 1955 as Instrument No. 12434;

Thence North 49°42'56" West, along said Northeasterly line 293.74 feet, to the Southwesterly corner of said portion of vacated Central Avenue;

Thence North 49°43'27" West, 92.83 feet, to the Northwesterly corner of said vacated portion of Central Avenue, said point being on the Northeasterly line of that certain parcel of land conveyed to the County of Riverside by a deed recorded July 1, 1954 in Book 1604 PAGE 191 of Official Records of Riverside County, California;

Thence North 49°42'10" West along said Northeasterly line, 263.65 feet to a point that is 761.00 feet Southerly, measured at right angles from the Northerly line of Lot 50 of said McClaskey Tract;;

Thence parallel with said Northerly line, North 80°01'00" East, 211.42 feet;

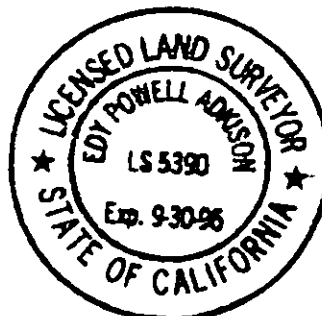
Thence North 09°59'00" West, 88.16 feet to the Southerly line of the land described as exhibit "A" in the deed to Redevelopment Agency of the City of Riverside, California, recorded September 28, 1984 as Instrument No. 210873 of Official Records;

Thence South 68°27'22" East, along said Southerly line, 800.91 feet to the POINT OF BEGINNING;

said parcel contains 4.765 acres

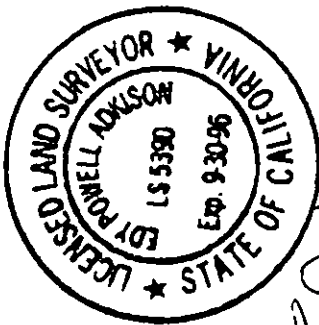
DESCRIPTION APPROVAL CR 6195

 SURVEYOR, CITY OF RIVERSIDE by LE

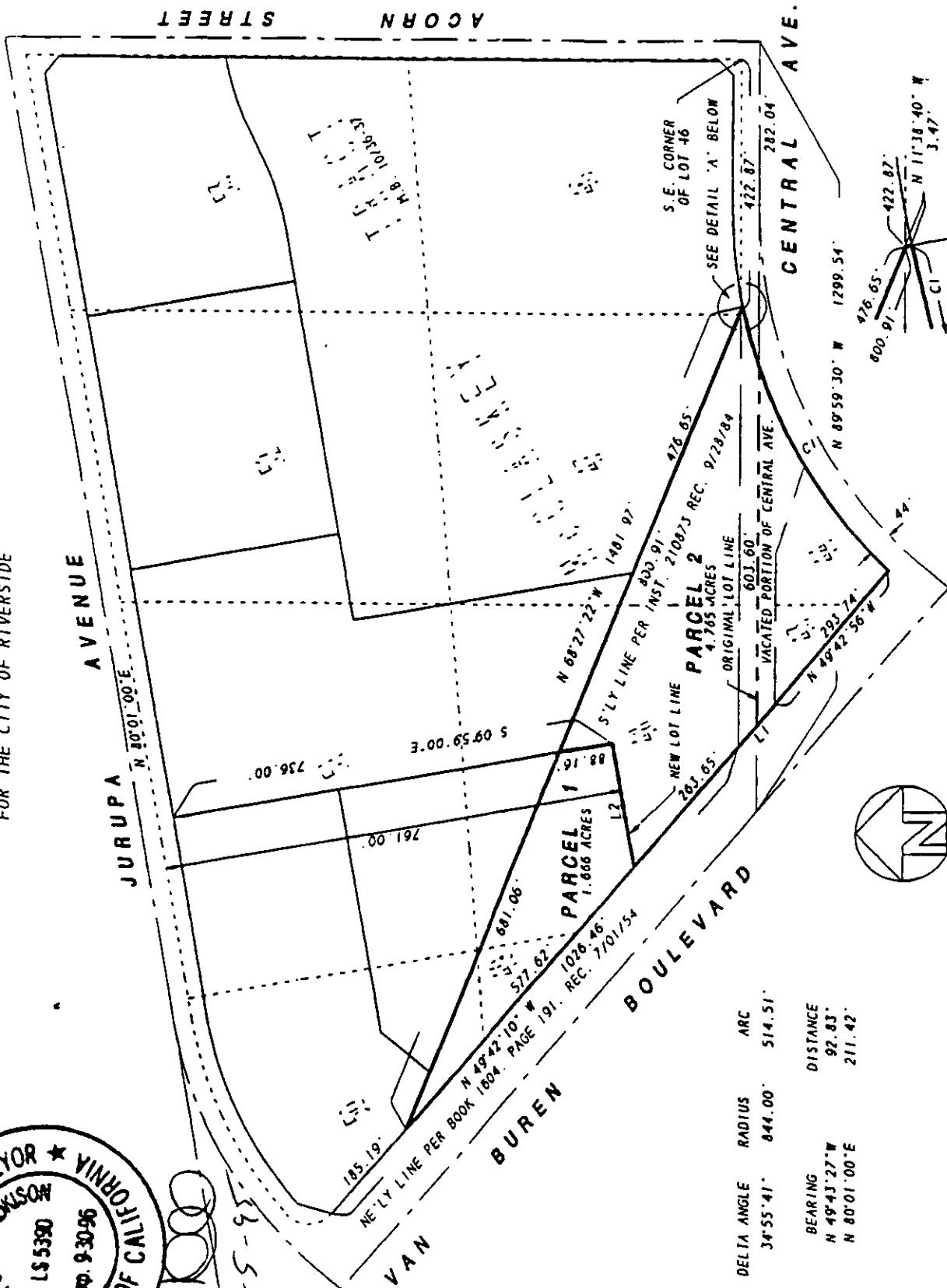



 6-15-95

PARCEL MAP WAIVER
FOR THE CITY OF RIVERSIDE



Ed Powell
B-15-93



CURVE	DELTA ANGLE	RADIUS	ARC
C 1	34°55'41"	844.00'	514.51'

LINE	BEARING	DISTANCE
L 1	N 49°43'27" W	92.83'
L 2	N 80°01'00" E	211.42'



NOT TO SCALE

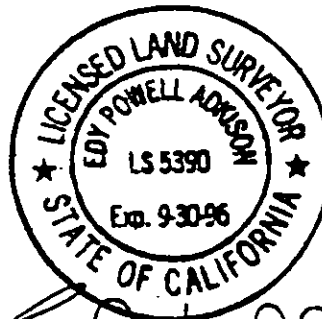
DETAIL "A"
NOT TO SCALE

INGRESS, EGRESS AND UTILITY EASEMENT DESCRIPTION

That portion of Lots 48 and 51 of McClaskey Tract, as shown by map on file in Book 10 Pages 36 and 37 of Maps, Records of Riverside County, California, being described as follows:

Beginning at the most Northwesterly corner of Parcel 3 of Parcel Map Waiver as recorded in Certificate of Compliance recorded April 13, 1989, as Instrument No. 115634, Records of Riverside County, California, said point lying 25.00 feet Southerly measured at right angles from the Northerly line of said Lot 51:
 Thence along the Northerly line of said Parcel 3, parallel to the Northerly line of said Lot 51, North 80°01'00" East, 75.00 feet;
 Thence South 09°59'00" East, 5.00 feet;
 Thence South 80°01'00" West, 10.00 feet;
 Thence South 44°15'46" West, 30.81 feet to a point that is 40.00 feet easterly, measured at right angles from the Westerly line of said Parcel 3;
 Thence parallel to the Westerly line of said Parcel 3, South 09°59'00" East, 327.43 feet to the Southerly line of said Parcel 3;
 Thence Westerly along the Southerly line of said Parcel 3, South 80°01'00" West, 20.00 feet;
 Thence South 09°59'00" East, 385.57 feet;
 Thence South 80°01'00" West, 40.00 feet;
 Thence North 09°59'00" West, 457.00 feet, to a point that is 71.43 feet Northerly, measured at right angles from the Southerly line of said Parcel 3;
 Thence parallel to said Southerly line, South 80°01'00" West, 20.00 feet;
 Thence parallel to the Westerly line of said Parcel 3, North 09°59'00" West, 211.00 feet;
 Thence South 80°01'00" West, 5.00 feet;
 Thence North 09°59'00" West, 50.00 feet, to a point 43.00 feet Southerly, measured at right angles from the Northerly line of said Lot 51;
 Thence South 80°01'00" West, 65.00 feet;
 Thence North 09°59'00" West, 18.00 feet, to a point 25.00 feet Southerly, measured at right angles from the Northerly line of said Lot 51;
 Thence parallel to the Northerly line of said Lot 51, North 80°01'00" East, 110.00 feet to the TRUE POINT OF BEGINNING.

said parcel contains 1.009 acres

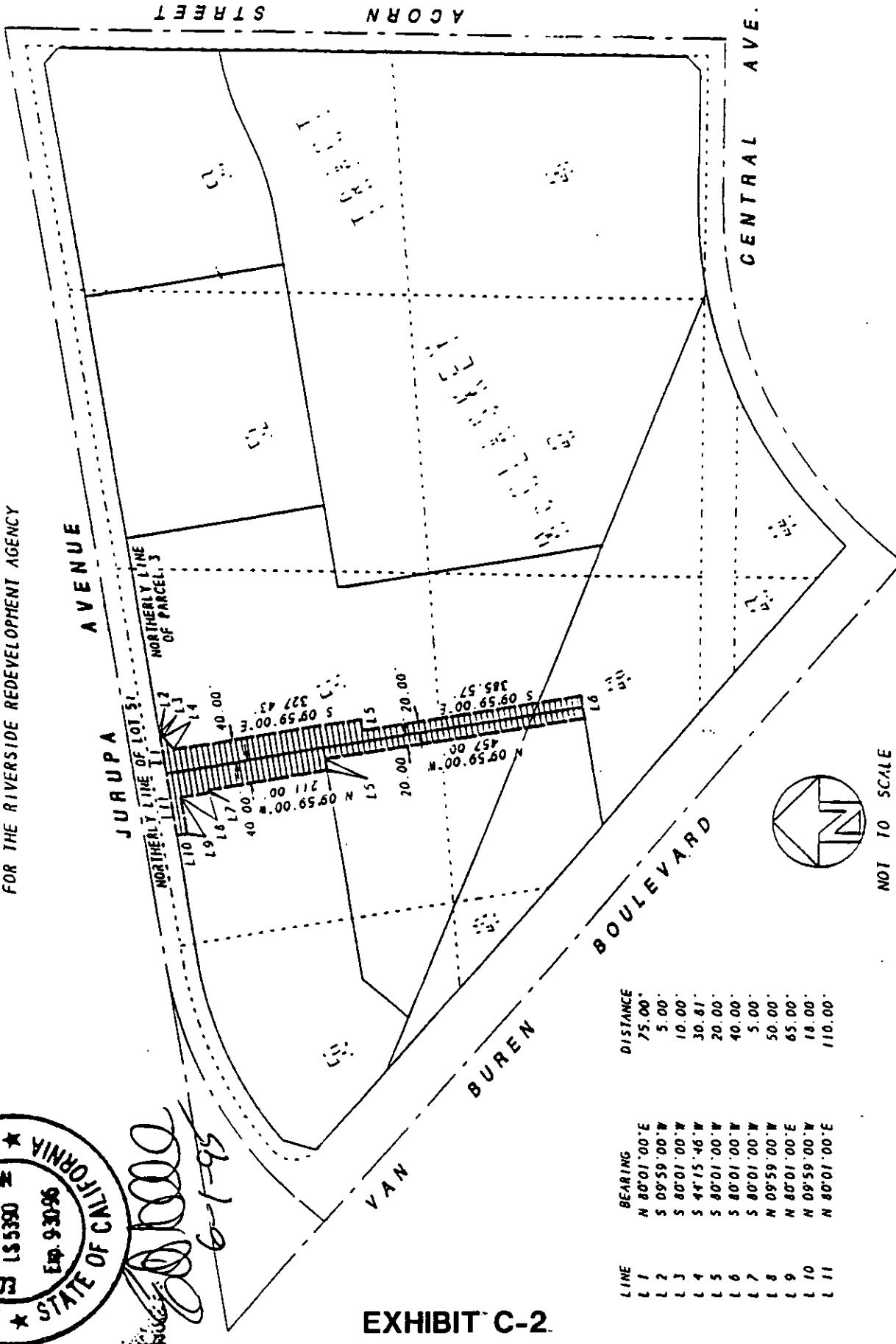


DESCRIPTION APPROVAL: 12/18/95
[Signature]
 SURVEYOR CITY OF RIVERSIDE

[Signature]
 6-23-1995

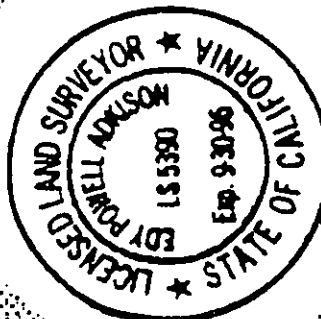
EXHIBIT C-1

ACCESS AND UTILITY EASEMENT
FOR THE RIVERSIDE REDEVELOPMENT AGENCY



LINE	BEARING	DISTANCE
L 1	N 80°01'00"E	75.00'
L 2	S 09°59'00"W	5.00'
L 3	S 80°01'00"W	10.00'
L 4	S 44°15'46"W	30.81'
L 5	S 80°01'00"W	20.00'
L 6	S 80°01'00"W	40.00'
L 7	S 80°01'00"W	5.00'
L 8	N 09°59'00"W	50.00'
L 9	N 80°01'00"E	65.00'
L 10	N 09°59'00"W	18.00'
L 11	N 80°01'00"E	110.00'

NOT TO SCALE



Edy Powell Adams
6-1-95

EXHIBIT C-2