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213894

When recorded mail to:

RECEIVED FOR RECORD
AT 8:00 AM

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

MAY 18 1999

Recorded in Official Records
of Riverside County, California
Recorder

Fees \$ 0

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

JB

Project: Arlington Avenue Underpass
Ingress/Egress to Backup Generator
A.P.N. 225-350-058

D - 14401

A C C E S S E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ATTIC MINI STORAGE, INC., a California corporation, as Grantor, hereby grants a permanent non-exclusive easement and right-of-way to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns.

The real property subject to this easement and right-of-way is described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

This easement and right-of-way allows Grantee, or the successors and assigns of Grantee, the limited right to use said real property described in Exhibit "A" for the purpose of ingress and egress from Arlington Avenue to adjoining real property ("City Property") owned by Grantee, as described in Exhibit "B" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California. Such use may include, but is not limited to, ingress and egress of persons, vehicles, equipment, machinery, and materials by Grantee, its officers, employees, agents or persons under

contract with said Grantee, used in the operation, maintenance, construction, reconstruction, inspection, repair, replacement, relocation, renewal and removal of the public facilities constructed and maintained by Grantee located upon said City Property. This easement and right of way is appurtenant to said City Property and is not subject to the doctrine of merger. The easements, rights and rights of way established by this instrument do not extend to the general public nor to any utility or governmental agency other than said Grantee or its successors and assigns.

Grantee will not block Grantor's ingress-egress and parking areas. Grantee will use this easement to access said City Property and will not park or store materials on said property described in Exhibit "A".

Dated 4-28-99

ATTIC MINI STORAGE, INC., a California corporation

By: 
 JEROME H. THOMPSON, President

By: 
 BONNY L. THOMPSON, Secretary

Approved as to content:


 Public Works Department

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

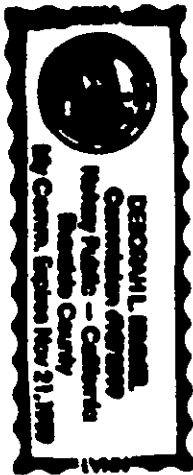
On April 28, 1999, before me Deborah L. Kimmel
(date) (name)

a Notary Public in and for said State, personally appeared

Jerome H. Thompson and Bonny L. Thompson

Name(s) of Signer(s)

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.

Deborah L. Kimmel
Signature

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, California, 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 5/17/99

APPROVED AS TO FORM
Carolyn Confer 5/17/99
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

THOMPSON.INN

CITY OF RIVERSIDE

John Head
Real Property Services Manager
of the City of Riverside

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other
- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

EXHIBIT "A"
Easement Area

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the Southeast Quarter of the Southeast Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, and that portion of Lot X of map entitled, "Riverside Industrial Development Project-McNew Tract," as shown by map on file in Book 12, Page 18 of Maps, records of Riverside County, California, being bounded as follows:

ON the South by a line parallel with and distant 60.00 feet northerly, as measured at right angles, from the centerline of Arlington Avenue as shown by Parcel Map No. 13630, as shown by map on file in Book 68, Pages 2 and 3 of Parcel Maps, records of Riverside County, California;

ON the West by the southeasterly right-of-way line of the 100 foot wide main track of the Burlington Northern Santa Fe Railroad as described in deed recorded June 8, 1888, in Book 74, Page 313, et seq., of Deeds records of San Bernardino County, California;

ON the North by the following described line:

BEGINNING at the intersection of the centerline of Arlington Avenue with the centerline of Maude Street as shown by Record of Survey on file in Book 38, Page 21 of Record of Surveys, records of said Riverside County;

THENCE North 89°36'15" East, along said centerline of Arlington Avenue, a distance of 99.71 feet to the construction centerline of Maude Street as now established;

THENCE North 15°01'23" East, along the northerly prolongation of said construction centerline of Maude Street, a distance of 246.00 feet; this course is hereinafter referred to as Course "A";

THENCE North 66°02'32" West, along a line radial to said southeasterly right-of-way line of the Burlington Northern Santa Fe Railroad, a distance of 72.86 feet to said southeasterly right-of-way line and the **POINT OF BEGINNING** of this line description;

THENCE South 66°02'32" East, along said radial line, a distance of 100.00 feet to a point in the northwesterly line of Parcel 4 of said Parcel Map No. 13630 and the **END** of this line description; said point is hereinafter referred to as **POINT "A"**

ON the East by the following described line:

BEGINNING at Point "A" as described above;

THENCE southwesterly along said northwesterly line of Parcel 4 of Parcel Map No. 13630 being the arc of a curve concaving northwesterly, having a radius of 1579.47 feet through a central angle of 1°28'15", an arc length of 40.55 feet to a line parallel with and distant 20.00 feet southeasterly, as measured at right angles, from said Course "A"; the radial line at the beginning of said curve bears South 66°02'32" East;

THENCE South 15°01'23" West, along said parallel line, a distance of 101.33 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 35.00 feet; THENCE southerly to the left along said curve through a central angle of 54°52'45" an arc length of 33.52 feet to said line parallel with and distant 60.00 feet northerly, as measured at right angles, from the centerline of Arlington Avenue and the END of this line description;

EXCEPTING THEREFROM any portion lying within that certain parcel of land described in deed to the City of Riverside by Grant Deed recorded July 22, 1997, as Instrument No. 257144 of Official Records of said Riverside County.

Area - 17,868 square feet.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Mark S. Brown 4/23/99 Prep. *MB*
Mark S. Brown, L.S. 5655 Date License Expires 9/30/99

EXHIBIT "B"
"City Property"

The real property located in the City of Riverside, County of Riverside, State of California, being that certain parcel of land described in document recorded July 22, 1997, as Instrument No. 257144 of Official Records of said Riverside County, and is more particularly described in said document as follows:

That portion of the Southeast Quarter of the Southeast Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

BEGINNING at the intersection of the south line of said Section 34 with a arc of a curve that is concentric with and distant southeasterly 50.00 feet, measured radially, from the centerline of the Atchison, Topeka and Santa Fe Railway Company's 100 foot wide main track right-of-way as described in deed dated May 20, 1886, from P. M. Johnson to the Riverside, Santa Ana and Los Angeles Railway Company and recorded June 8, 1888, in Book 74, Page 313, et seq., of Deeds, records of San Bernardino County, California;

THENCE easterly along said south line of Section 34 to a point in a line that is concentric with and distant southeasterly 125.00 feet, measured radially, from said centerline of said 100 foot wide main track right-of-way;

THENCE northeasterly along the arc of last said concentric curve, having a radius of 1557.7 feet, and along the easterly line of that certain parcel of land described in deed to F.E.L. Enterprises, a partnership, by document recorded July 2, 1981, as Instrument No. 126240 of Official Records of Riverside County, California, through a central angle of $4^{\circ}33'10''$ (recorded as $4^{\circ}33'52''$), an arc length of 123.78 feet to the northeasterly corner of said last mentioned parcel;

THENCE northwesterly along a radial line of said concentric curve and along the northerly line of said last mentioned parcel, a distance of 75.00 feet to an intersection with the southeasterly line of said Railway Company's 100 foot wide main track right-of-way, being the arc of a curve concave northwesterly and having a radius of 1482.7 feet;

THENCE southwesterly along the arc of last said concentric curve and along said southeasterly line to the POINT OF BEGINNING;

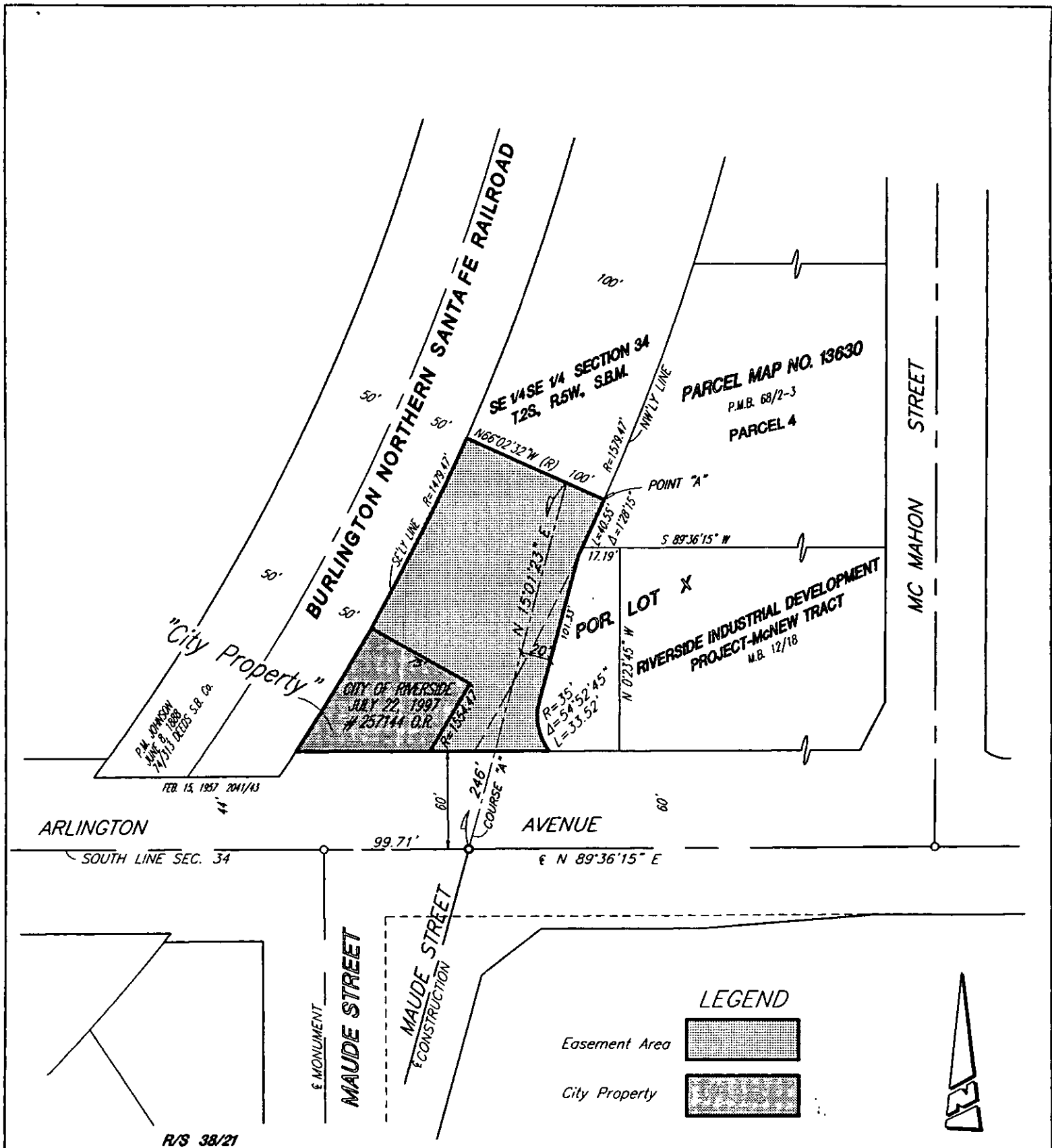
EXCEPTING THEREFROM that portion described in Resolution No. 11745, recorded August 19, 1971, as Instrument No. 93828 of Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion described in deed to the City of Riverside by document recorded December 10, 1971, as Instrument No. 141285 of Official Records of said Riverside County;

ALSO EXCEPTING THEREFROM any portion lying within that certain parcel of land conveyed to the City of Riverside by deed recorded December 16, 1988, as Instrument No. 369591 of Official Records of said Riverside County.

DESCRIPTION APPROVAL 42399

SURVEYOR, CITY OF RIVERSIDE by *[Signature]*



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

54-3
54-5

SCALE: N.T.S.

DRAWN BY: Kgs 2/10/99

SUBJECT: ARLINGTON AVENUE UNDERPASS - THOMPSON - ACCESS