

When recorded mail to:

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

DOC # 1999-518323

11/24/1999 08:00A Fee:NC

Page 1 of 8

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



FREE RECORDING

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

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Project: University Village Student Housing Project

A.P.N. 250-180-002

D - 14505



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **BRYAN H. RICHTER**, Successor Trustee of the **RICHTER FAMILY TRUSTS**, as to undivided 82.5% interest, and **BRYAN H. RICHTER**, as Successor Trustee of the **MARY WOODILL TRUST** for the benefit of **BARBARA RICHTER**, as to an undivided 17.5% interest, as Grantors, grant to the **CITY OF RIVERSIDE**, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of *traffic signal and related electrical facilities*, together with all necessary appurtenances, in, under, upon, over and along that certain real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real

property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said *traffic signal and related electrical facilities*.

Dated OCTOBER 22, 1999

**BRYAN H. RICHTER, Successor Trustee of
the RICHTER FAMILY TRUSTS**

Bryan H. Richter TTEE
BRYAN H. RICHTER, Successor Trustee

Dated OCTOBER 22, 1999

**BRYAN H. RICHTER, as Successor Trustee
of the MARY WOODILL TRUST for the
benefit of BARBARA RICHTER**

Bryan H. Richter TTEE
BRYAN H. RICHTER, Successor Trustee



1999-518323
11/24/1999 08:00A
2 of 6

GENERAL ACKNOWLEDGEMENT

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:

State of California }
County of _____ } ss

On _____, before me _____
(date) (name)

a Notary Public in and for said State, personally appeared

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.

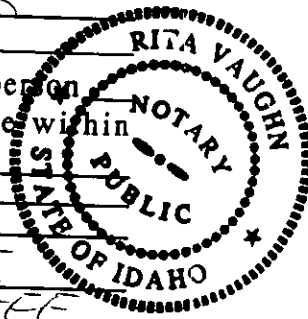
WITNESS my hand and official seal.

Signature

State of Idaho, County of Ada

On this 22 day of October, 1999
before me, the undersigned, a Notary Public
for said State personally appeared
BRYAN H. KREMER

know or identified to me to be the person
whose name is subscribed to the within
instrument as the TRUSTEE



and acknowledged to me that HE
executed the same as such TRUSTEE

Notary Public for the State of Idaho
Residing at: Boise
Commission Expires 1-14-03



GENERAL ACKNOWLEDGEMENT

State of California }
County of _____ } ss

On _____, before me _____
(date) (name)

a Notary Public in and for said State, personally appeared

Name(s) of Signer(s)

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Signature

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Title _____

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() Individual(s)

() Trustee(s)

() Other

() Partner(s)

() General

() Limited

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

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 11/16/99

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM
[Signature] 11/15/99
ASSISTANT CLERK

UNIVLGE.TSE



EXHIBIT "A"

Those portions of Lots 53 and 60 of East Riverside Land Co. Subdivision in Section 19, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by map on file in Book 6 of Maps at page 44 thereof, Records of San Bernardino County, California, said portions being described as follows:

Commencing at the centerline intersection of Linden Street and Iowa Avenue of Tract No. 21907, as shown by map on file in Book 171 of Maps at pages 19 through 21 inclusive thereof, Records of Riverside County, California;

Thence North 89° 47' 28" West along the centerline of said Linden Street, a distance of 50.00 feet to an intersection with the northerly prolongation of the east line of said Lot 53;

Thence South 00° 12' 20" West along said prolongation and along said east line of Lot 53, a distance of 587.49 feet to a point thereon;

Thence North 89° 47' 40" West, a distance of 5.00 feet for the TRUE POINT OF BEGINNING, said point being on a line parallel with and distant westerly 55.00 feet, measured at a right angle, from said centerline of Iowa Avenue;

Thence South 00° 12' 20" West along said parallel line, a distance of 130.00 feet;

Thence North 37° 16' 14" West, a distance of 37.80 feet;

Thence North 00° 12' 20" East, a distance of 70.00 feet;

Thence North 37° 40' 54" East, a distance of 37.80 feet to the true point of beginning.

Containing 2300 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B".

PREPARED UNDER MY SUPERVISION

Matthew E. Webb 7/14/99
Matthew E. Webb, L.S. 5529 Date



Prepared by: [Signature]
Checked by: [Signature]

DESCRIPTION APPROVAL 2/22/99

98-201/Traffic

SURVEYOR, CITY OF RIVERSIDE by [Signature]



Albert A. Webb Associates
1999-518323
11/24/1999 08:08A
5 of 6

TRACT NO. 23765
M.B. 17/10-21

EXHIBIT "B"

44

POR. N1/2 SW1/4 SEC. 19 T.2S., R.4W.

LINDEN STREET

N89°47'28"W 50.00'

P.O.C.

EXIST. R/W

44'
33'

P.M. 14/10

EAST RIVERSIDE LAND CO. SUBD.

M.B. 8/44 S.B. REC.

53

SEC. 19 T.2S., R.4W.

T.P.O.B.

N89°47'40"W 5.00'

587.49'
EXIST. R/W

IOWA AVENUE

N37°40'54"E 37.80'

N00°12'20"E 70.00'

N37°16'14"W 37.80'

N00°12'20"E 866.64'

5'

50

1333-318363
11/24/1999 08:06R
6 of 6



ALBERT A
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

3788 McCRAY ST.
RIVERSIDE CA. 92506
(909) 686-1070



CITY OF RIVERSIDE

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

W.O.
98-0201

SCALE: 1" = 100'

DRWN BY C.S. DATE 7/12/99
CHKD BY LLP DATE 7/12/1999

SUBJECT: TRAFFIC SIGNAL EASEMENT

4/2

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14505