

When recorded mail to:

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

DOC # 2000-306288

08/08/2000 08:00A Fee:NC

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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: Iowa Avenue Streetscape
A.P.N. 250-180-002

D - 14594



E A S E M E N T

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 **storm drain 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 *storm drain facilities*.

Dated July 19, 2000

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

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

Dated July 19, 2000

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

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

GRANDMARC RIVERSIDE L.P., a Delaware limited partnership, as lessee of a ground lease which is affected by the easement rights being granted hereinabove, does hereby consent to the granting of this Easement.

Dated July 27, 2000

GRANDMARC RIVERSIDE L.P., a Delaware limited partnership

By: GrandMarc G.P. II, Inc., a Texas corporation, its general partner

By [Signature]

Title Vice President

By _____

Title _____

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GENERAL ACKNOWLEDGEMENT

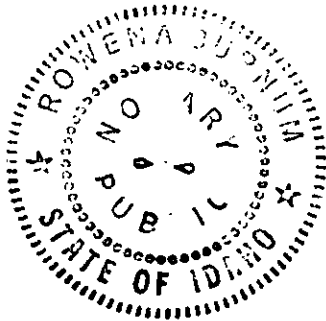
State of ~~California~~ ^{Idaho} IDAHO

County of ADA } ss

On July 19, 2000, before me Rowena Burnum
(name)

a Notary Public in and for said State, personally appeared
Bryan H. Richter
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]
Signature

Residing At Boise, ID
Commission Expires: 6/10/2006

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:



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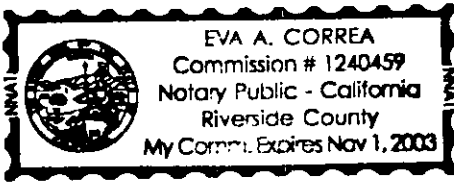
GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On July 27, 2000, before me Eva A. Correa,
(date) (name)

a Notary Public in and for said State, personally appeared
Gregory J. Almquist
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.

Eva A. Correa
Signature

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:

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 7/28/00

APPROVED AS TO FORM
E. M. ... 7.27.00
DEPUTY CITY ATTORNEY

CITY OF RIVERSIDE
Real Property Services Manager
of the City of Riverside

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IOWASTREETSDESMT.DOC

EXHIBIT "A"

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

A strip of land 8.00 feet in width, lying within that portion of Lot 53 of the East Riverside Land Co. Subdivision of Section 19, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by map on file in Book 6, Page 44 of Maps, records of San Bernardino County, California, the centerline of said strip of land being described as follows:

COMMENCING at the intersection of the centerline of Linden Street with the centerline of Iowa Avenue, as shown by map of Tract No. 21907, on file in Book 171, Pages 19 through 21 of Maps, records of said Riverside County;

THENCE North $89^{\circ}47'28''$ West, along said centerline of Linden Street, a distance of 90.00 feet;


THENCE South $0^{\circ}12'32''$ West, at right angle to said centerline of Linden Street, a distance of 44.00 feet to a line which is parallel with and distant 44.00 feet southerly, as measured at right angles, from said centerline of Linden Street;

THENCE North $89^{\circ}47'28''$ West, along said parallel line, a distance of 80.01 feet to the northwest corner of that certain parcel of land described in Easement document recorded November 24, 1999, as Instrument No. 518324 of Official Records of said Riverside County;

THENCE South $0^{\circ}12'32''$ West, along the westerly line of the parcel of land described in said Easement document and at right angle to said centerline of Linden Street, a distance of 45.00 feet to a line which is parallel with and distant 89.00 feet southerly, as measured at right angles, from said centerline of Linden Street, and the POINT OF BEGINNING of this centerline description;

THENCE North $89^{\circ}47'28''$ West, along said last mentioned parallel line, a distance of 122.72 feet to the END of this centerline description.

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


Mark S. Brown, L.S. 5655 Date 12/30/00 Prep. Kep
License Expires 9/30/03



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TRACT NO. 23765
M.B. 171/19-21

44

LINDEN STREET

N89°47'28"W 90.00'

P.O.C.

N89°47'28"W

N00°12'32"E 44.00'

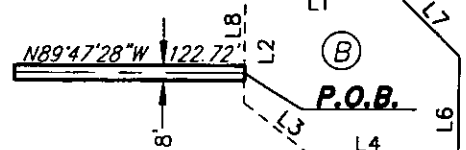
P.M. 14/10

IOWA AVENUE

N00°12'20"E

53
EAST RIVERSIDE LAND CO. SUBD.
M.B. 6/44 S.B. REC.

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LINE DATA

LINE	BEARING	DISTANCE
L1	N89°47'28"W	80.01'
L2	N00°12'32"E	60.77'
L3	N51°52'03"W	46.08'
L4	N89°47'40"W	52.12'
L5	N17°34'34"W	86.91'
L6	N00°12'20"E	136.85'
L7	N44°47'34"W	49.50'
L8	S00°12'32"W	45.00'

(A) STORM DRAIN EASEMENT CONVEYED TO CITY OF RIVERSIDE BY DEED REC. 12/3/82 AS INSTR. NO. 209917 O.R.

(B) STORM DRAIN EASEMENT CONVEYED TO CITY OF RIVERSIDE BY DEED REC. 11/24/99 AS INSTR. NO. 518324 O.R.



BR

• 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

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SCALE: N.T.S.

DRAWN BY: Kjs DATE: 6/30/00

SUBJECT: IOWA AVENUE STREETSCAPE - STORM DRAIN

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