

E A S E M E N T

5283

THIS INSTRUMENT, made this 3rd day of February, 1965

by and between M. & G. PROPERTIES, INC., a corporation

party _____ of the first part and the CITY OF RIVERSIDE, a municipal corporation of the State of California, the party of the second part;

WITNESSETH:

THAT for a valuable consideration, receipt whereof is hereby acknowledged, said party _____ of the first part does _____ by these presents grant unto the said party of the second part, its successors and assigns, a perpetual easement and right-of-way for the construction, reconstruction, inspection, maintenance, operation and repair of a sanitary sewer, together with manholes, cleanouts, wye branches and other necessary appurtenances, all hereinafter referred to collectively as "structure", in, under and along that certain parcel of land situated in the County of Riverside, State of California, described as follows:

TOGETHER WITH the right to enter upon and to pass and repass over along said strip of land, and to deposit tools, implements, and other materials thereon by said party of the second part, its officers, agents and employees, and by persons under contract with it and their employees, whenever

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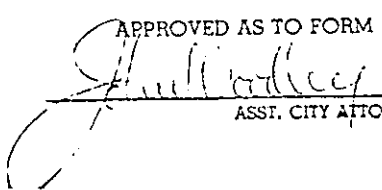
and wherever necessary for the purpose of constructing, reconstructing, inspecting, maintaining, operating or repairing said structure.

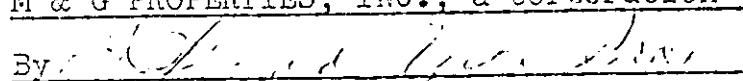
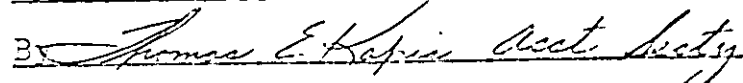
GRANTOR ALSO AGREES that the City of Riverside shall have access over the properties shown by City of Riverside Record of Survey No. 794 for the maintenance of said structure.

IN connection with the exercise of its right of access, the City of Riverside shall have the following obligations:

1. It shall give notice to the Superintendent of the golf course when access is to be taken.
2. It shall restore the golf course and all landscaping thereon or installation therein to the same condition they were in prior to the commencement of any maintenance undertaken by the City of Riverside.
3. The City of Riverside shall indemnify and save harmless the Corporation, its members or guests, for any personal injuries to any employees of the City of Riverside, or any damage to the property to the City of Riverside resulting from flying golf balls.

NOTHING IN THIS AGREEMENT shall be construed as precluding the City of Riverside at any time from doing any maintenance necessary to the operation of the sewer on an emergency basis, subject to the limitations set forth in items 2 and 3 above.

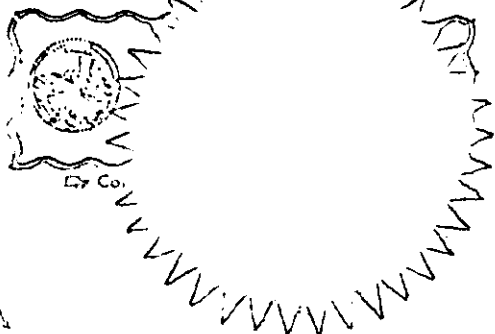
APPROVED AS TO FORM

 ASST. CITY ATTORNEY

M & G PROPERTIES, INC., a corporation
 By: 
 By:  Asst. Secy

CONSENT TO RECORDATION

STATE OF CALIFORNIA,
 County of Riverside

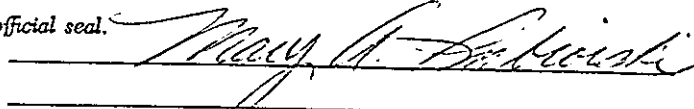
SS.



On January 3, 1965
 before me, the undersigned, a Notary Public in and for said State, personally appeared W. J. Child known to me to be the Pres. President, and Thomas E. Kapis known to me to be the Asst. Secretary of M & G Properties, Inc.

the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument, on behalf of the Corporation herein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.


 NAME (TYPED OR PRINTED)
 Notary Public in and for said State.

PARCEL 1

That portion of the East $\frac{1}{2}$ of Section 31, T2S, R4W, SBB&M, being a strip of land 20 feet wide, lying 10 feet on each side of the following described center line:

Commencing at the center of said Section 31;
Thence N.00°23'42"W., along the West line of the Northeast $\frac{1}{4}$ of said Section 31, 148.03 feet;
Thence S.70°24'49"E., 5.32 feet to the point of beginning of the center line to be described;
Thence S.00°23'42"E., and parallel with the West line of the Northeast $\frac{1}{4}$ of said Section 31, 192.28 feet;
Thence S.69°02'40"E., 702.61 feet;
Thence S.68°12'55"E., 369.00 feet;
Thence S.67°16'36"E., 237.37 feet;
Thence S.66°09'02"E., 220.43 feet to the end of this centerline description.

EXCEPTING THEREFROM any portion thereof, lying within the West $\frac{1}{2}$ of said Section 31.

The sideline of said easement shall be shortened at the northerly end so as to terminate in a line bearing S70°24'49"E from the point of beginning.

The sidelines of said easement shall be shortened and lengthened at the southeasterly end so as to terminate in a line bearing N04°19'30"E, which passes through the terminal point of above description.

PARCEL 2

That portion of the southeast $\frac{1}{4}$ of Section 31, T2S, R4W, SBB&M, being a strip of land 20 feet wide, lying 10 feet on each side of the following described center line:

Commencing at the center of said Section 31;
Thence N.00°23'42"W., along the West line of the Northeast $\frac{1}{4}$ of said Section 31, 148.03 feet;
Thence S.70°24'49"E., 5.32 feet;
Thence S.00°23'42"E., and parallel with the West line of the Northeast $\frac{1}{4}$ of said Section 31, 192.28 feet;
Thence S.69°02'40"E., 702.61 feet;
Thence S.68°12'55"E., 369.00 feet;
Thence S.67°16'36"E., 237.37 feet;
Thence S.66°09'02"E., 220.43 feet;
Thence S.04°19'30"W., 241.27 feet;
Thence S.26°42'26"E., 137.83 feet;
Thence S.55°39'54"E., 105.50 feet;
Thence S.86°39'54"E., 141.00 feet;
Thence N.66°20'06"E., 85.00 feet;
Thence N.26°00'06"E., 55.11 feet to the point of beginning of the center line to be described;
Thence N.65°20'06"E., 7.73 feet;
Thence S.69°40'52"E., 330.30 feet to the end of this center line description.

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CITIZEN RECORDING CO.

INST. NO. 19857

5283.

The sidelines of said easement shall be shortened and lengthened at the northwesterly end so as to terminate in a line bearing N25°00'06"E. passing through the point of beginning and a line bearing S12°15'45"W passing through the terminal point of the above description.

PARCEL 3

That portion of the south $\frac{1}{2}$ of Section 31 and the southwest $\frac{1}{4}$ of Section 32, T2S, R4W, SBB&M, being a strip of land 20 feet wide, the center line of said strip described as follows:

Commencing at the center of said Section 31;
Thence N00°23'42"W., along the West line of the Northeast $\frac{1}{4}$ of said Section 31, 148.03 feet;
Thence S70°24'49"E., 5.32 feet;
Thence S00°23'42"E., and parallel with the West line of the Northeast $\frac{1}{4}$ of said Section 31, 192.28 feet;
Thence S69°02'40"E., 702.61 feet;
Thence S68°12'55"E., 369.00 feet;
Thence S67°16'36"E., 237.37 feet;
Thence S66°09'02"E., 220.43 feet;
Thence S04°19'30"W., 241.27 feet;
Thence S26°42'26"W., 137.83 feet;
Thence S55°39'54"W., 105.50 feet;
Thence S36°39'54"W., 141.00 feet;
Thence N56°20'06"E., 85.00 feet;
Thence N26°00'06"E., 55.11 feet;
Thence N65°20'06"E., 7.73 feet;
Thence S69°40'52"E., 472.79 feet to the point of beginning of the center line to be described;
Thence continuing S69°40'52"E., 79.90 feet;
Thence S86°51'02"E., 361.19 feet;
Thence S03°44'15"W., 157.00 feet;
Thence S33°17'51"W., 205.00 feet;
Thence S37°47'27"W., 250.00 feet;
Thence S73°40'11"W., 350.00 feet;
Thence S83°46'24"W., 389.35 feet;
Thence N64°19'49"W., 302.60 feet;
Thence N85°28'08"W., 203.80 feet;
Thence N68°27'03"W., 500.00 feet;
Thence N55°46'44"W., 281.46 feet;
Thence S72°33'41"W., 97.00 feet;
Thence S78°38'24"W., 246.75 feet;
Thence N57°52'06"W., 175.00 feet;
Thence N10°10'51"W., 180.00 feet;
Thence N89°17'20"W., 28.51 feet to the end of this center line description.

PARCEL 4

That portion of the southwest $\frac{1}{4}$ of Section 32, T2S, R4W, SBB&M, being a strip of land 20 feet wide, the center line of said strip described as follows:

Commencing at the center of Section 31, T2S, R4W, SBB&M;
 Thence N00°23'42"W., along the West line of the Northeast $\frac{1}{4}$ of
 said Section 31, 148.03 feet;
 Thence S70°24'49"E., 5.32 feet;
 Thence S00°23'42"E., and parallel with the West line of the
 Northeast $\frac{1}{4}$ of said Section 31, 192.28 feet;
 Thence S69°02'40"E., 702.61 feet;
 Thence S68°12'55"E., 369.00 feet;
 Thence S67°16'36"E., 237.37 feet;
 Thence S66°09'02"E., 220.43 feet;
 Thence S04°19'30"W., 241.27 feet;
 Thence S26°42'26"E., 137.83 feet;
 Thence S55°39'54"E., 105.50 feet;
 Thence S86°39'54"E., 141.00 feet;
 Thence N66°20'06"E., 85.00 feet;
 Thence N26°00'06"E., 55.11 feet;
 Thence N66°20'06"E., 7.73 feet;
 Thence S69°40'52"E., 552.69 feet;
 Thence S86°51'02"E., 361.19 feet;
 Thence S03°44'15"W., 157.00 feet to the point of beginning of
 the center line to be described;
 Thence N34°44'15"E., 123.78 feet to the end of this center line
 description.

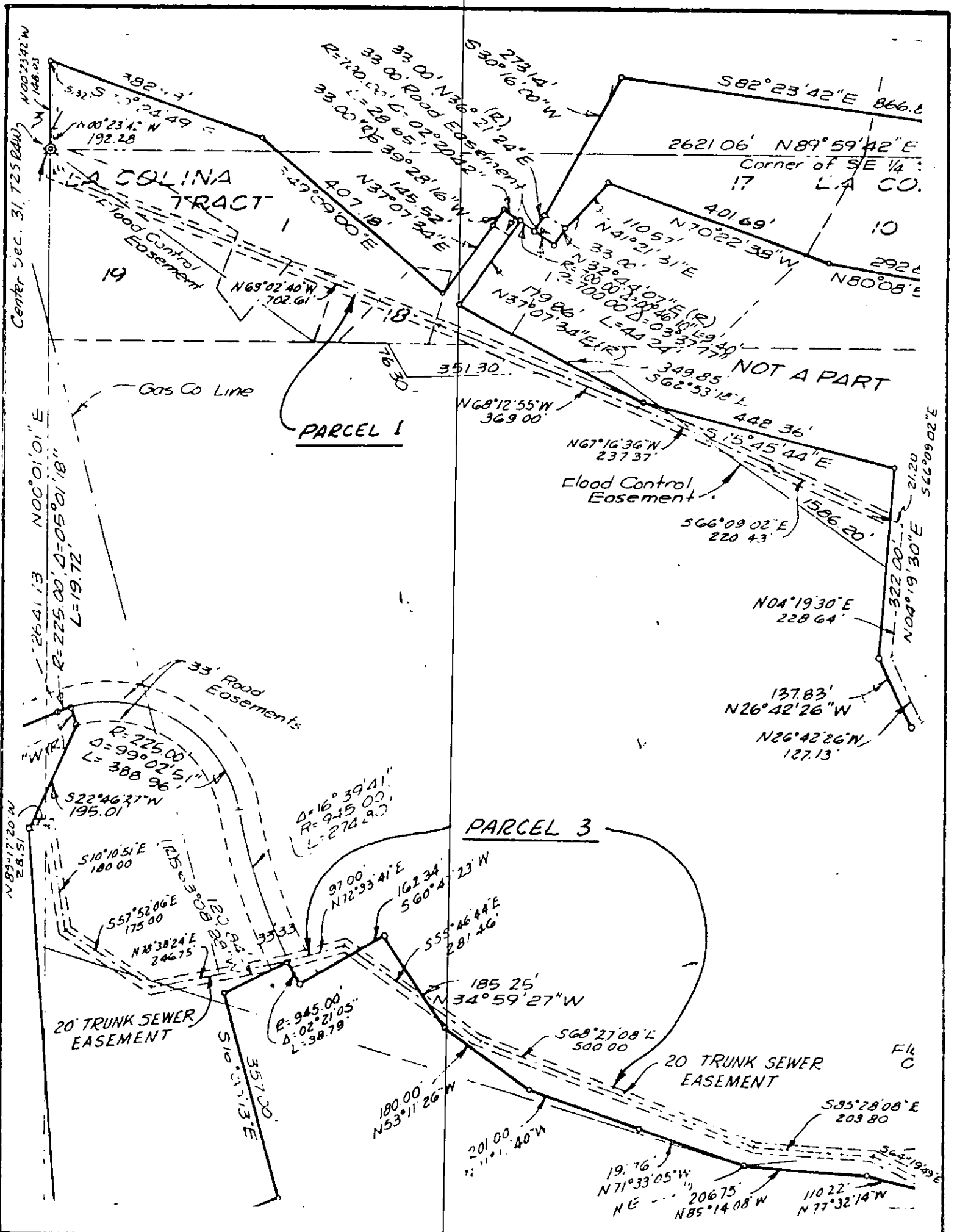
PARCEL 5

That portion of the southeast $\frac{1}{4}$ of Section 31, T2S, R4W, SBB&M,
 being a strip of land 20 feet wide, lying 10 feet on each side of the
 following described center line:

Commencing at the southwest corner of the southeast $\frac{1}{4}$ of said
 Section 31;
 Thence N00°01'01"E, 743.58 feet, along the west line of the
 southeast $\frac{1}{4}$ of said Section 31;
 Thence N32°03'49"E, 27.99 feet to the point of beginning;
 Thence S71°48'14"E, 12.72 feet;
 Thence S44°46'17"E, 128.67 feet;
 Thence S68°10'17"E, 7.06 feet to the end of this center line
 description.

The southwesterly sideline of said strip is to be shortened or
 lengthened at the northwesterly end so as to terminate in a line
 bearing S32°03'49"W from the point of beginning. The northeasterly
 sideline of said strip is to be extended northwesterly so as to
 terminate in a line bearing N04°36'30"W which begins at the termination
 of a line bearing N32°03'49"E, 3.09 feet from the point of beginning.

The sidelines of said strip are to be shortened and lengthened
 at the southeasterly end so as to terminate in a line bearing S21°29'02"
 from the terminal point of the above description.



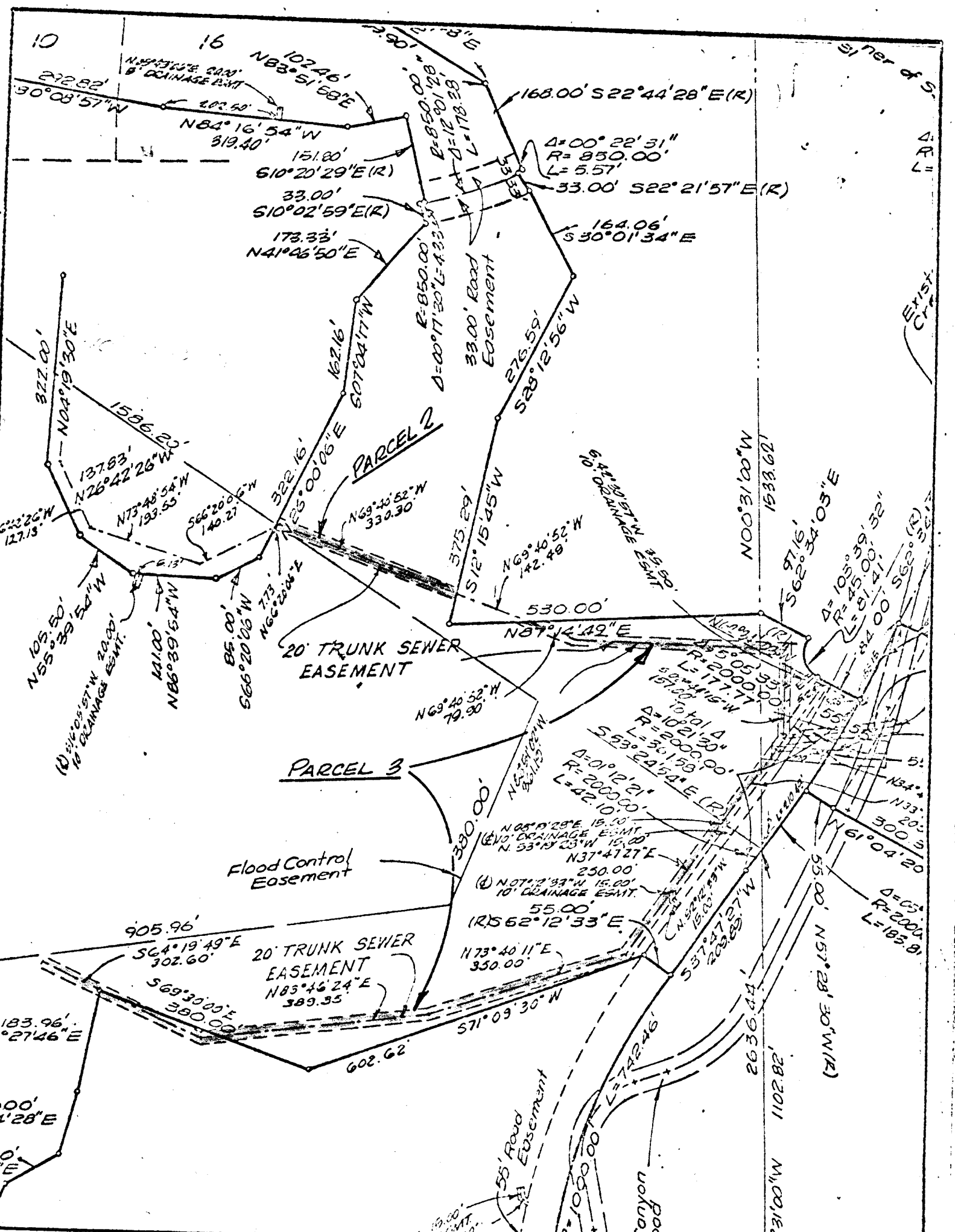
CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT

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.

Scale 1"=200' Date 12/7/64 Subject Tract 3164

J.F. DAVIDSON ASSOCIATES
 Civil Engineers



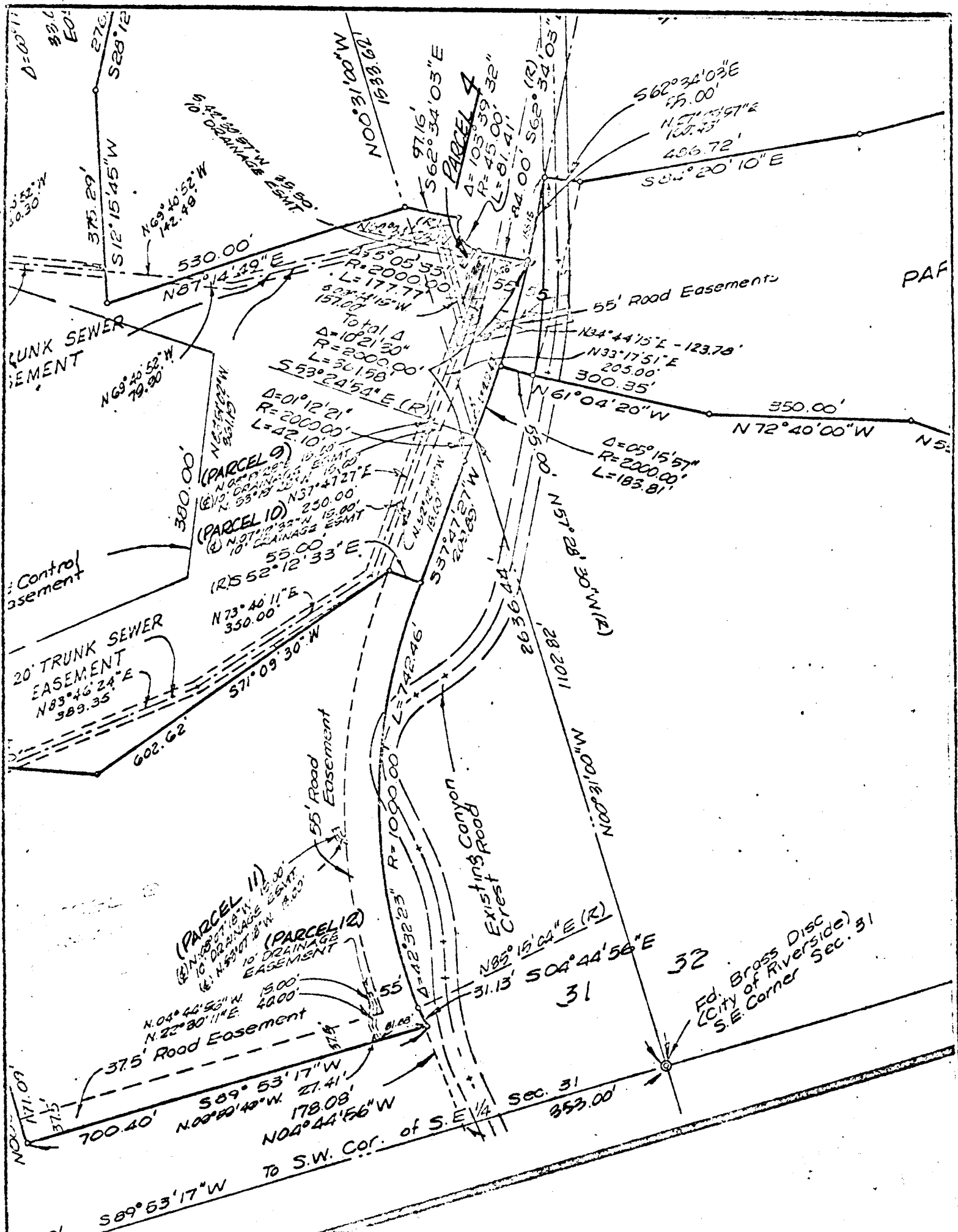
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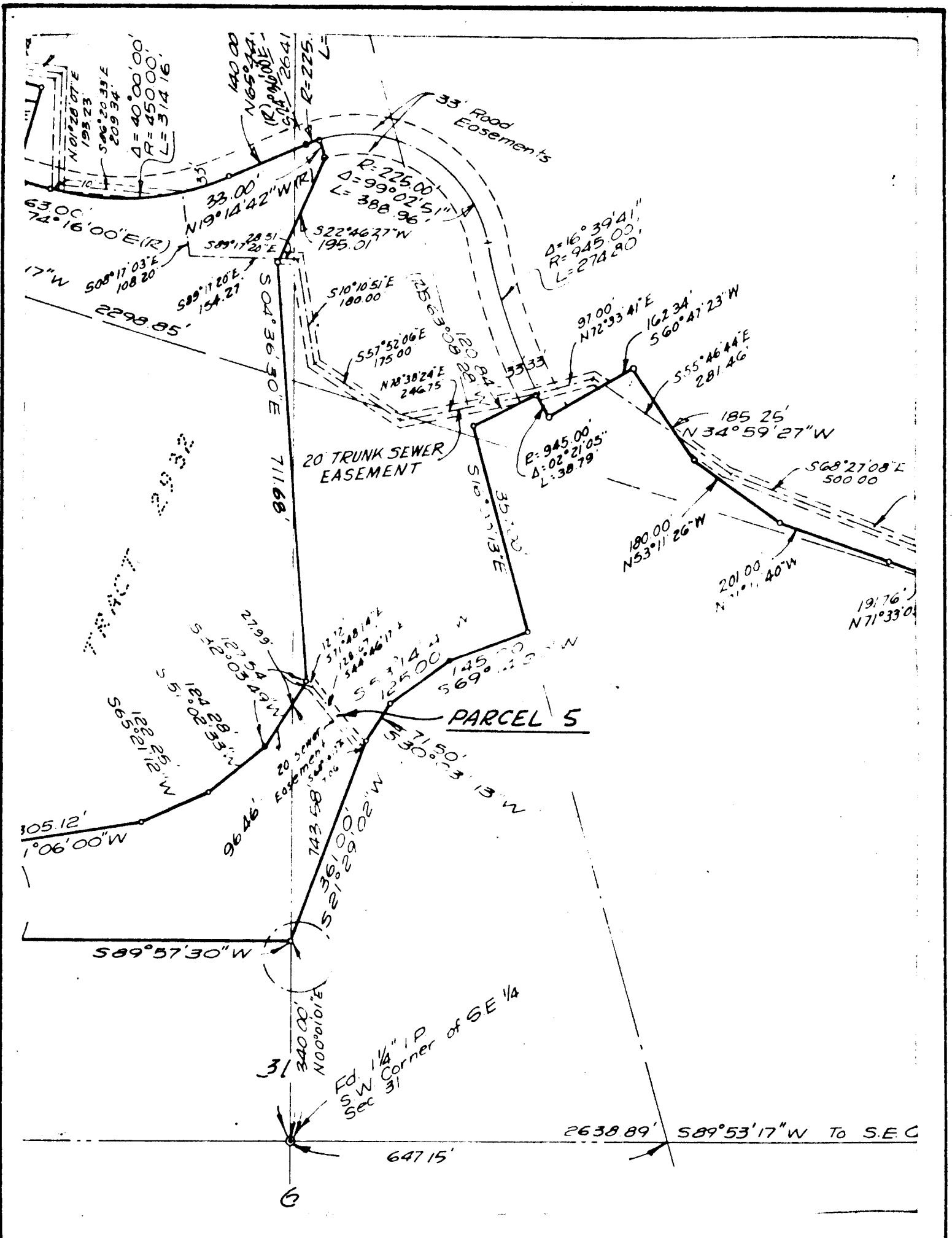
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 It is not a part of the written description therein.

Scale 1"=200' Date 12/2/68 Subject Tract 3164

J.F. DAWSON ASSOCIATES
 Civil Engineers



CITY OF RIVERSIDE, CALIFORNIA

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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.

Scale 1" = 200' Date 12/7/64 Subject Tract 2932

J.F. DAVIDSON ASSOCIATES
 Civil Engineers

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PHOTOGRAPHED
BY CLAYTON
COMPTON

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RECEIVED FOR RECORD

FEB 19 1965

52 Min. past 3 o'clock
At Request of

Recorded in Official Records

BOOK 3929 PAGE 326

Et. Sec., Records of Riverside County, California

W. B. DeLoach
FEE \$ 2.00
Recorder

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