

4186
No Fee - C103 Government Code

AFTER RECORDATION, RETURN TO:
City Clerk's Office
City of Riverside
City Hall, 3711 Orange Street
Riverside, CA 92501

ACCESS AND PARKING

E A S E M E N T

RECEIVED FOR RECORD
JAN 10 1973

Min. Past 12 o'clock
At Request of
Book 1973, Page 4186
Recorded in Official Records
of Riverside County, California

W.H. DeBoer Recorder
FEES \$

BERNICE SPIEGEL, a married woman, as to her interest as her separate property and as Trustee for MARK A. SPIEGEL, DAVID A. SPIEGEL, PAUL A. SPIEGEL and CAROLYN SPIEGEL TISHERMAN, is the owner of that certain real property situate in the County of 7843 Riverside, State of California, described as follows:

That portion of Lot 1 of Castlemans Addition as shown by map on file in Book 3 of Maps at Page 19, thereof, records of San Bernardino County, California, described as follows:

The westerly 20 feet of the easterly 42 feet of the northerly 150 feet, together with the northerly 20 feet of the westerly 60 feet of the easterly 102 feet of said Lot 1.

The said portion of Lot 1 is hereinafter referred to as Parcel A.

Immediately adjoining Parcel A on the easterly and northerly sides thereof, the City of Riverside, a municipal corporation, maintains and operates an underground public utility facility.

While the City of Riverside has access to its said facility from University Avenue and Chicago Avenue, the City of Riverside nevertheless would like to have additional access to its said facility over Parcel A, and BERNICE SPIEGEL, for herself and as Trustee as set out above, is desirous of accommodating the City of Riverside by granting the following easement and right of way on the terms and conditions hereinafter set out.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BERNICE SPIEGEL, a married woman, as to her interest as her separate property and as Trustee for MARK A. SPIEGEL, DAVID A. SPIEGEL, PAUL A. SPIEGEL and CAROLYN SPIEGEL TISHERMAN, grantor, grants to the City of Riverside, a municipal corporation, its successors and assigns, an easement and right of way over and across Parcel A for the following purposes: for access and parking of motor

vehicles and equipment for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of the aforesaid underground public utility facility, together with the right to enter upon and to pass and repass over and across said Parcel A, and to park motor vehicles and equipment, 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, relocating, replacing, renewing and removing said underground public utility.

The said easement and right of way, however, are subject to the following express reservations and conditions:

1. That grantor reserves the right to use and enjoy Parcel A for any purpose and in any manner which does not interfere with the ability of grantee to perform or fulfill the purposes and functions mentioned above.
2. That grantee, by recording this instrument, acknowledges that no present use of said Parcel A by grantor is inconsistent or interferes with this easement and right of way.
3. That this easement and right of way may be used only while grantee is engaged in constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, renewing and removing said underground public utility facility.
4. That this easement and right of way shall immediately terminate if and when grantor, her heirs, successors, transferees or assigns use Parcel A or any part thereof to construct thereon any facility, building or structure consistent with the laws, rules and regulations then prevailing.
5. That nothing herein contained shall be construed as permission to grantee to relocate said underground facility on Parcel A.

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6. That this easement and right of way shall not be a factor in any decision by the City of Riverside relative to the use or development of Parcel A by grantor. In other words: that any petition or application by grantor relative to the use or development of Parcel A shall be treated and considered by the City of Riverside and all departments and agencies thereof as though this document and grant did not exist.

7. That the reservations and conditions herein set out inure to the benefit of grantor, her heirs, executors, administrators, successors, transferees and assigns, and shall bind the successors and assigns of the grantee.

Dated: NOVEMBER 27 1972

Bernice Spiegel
BERNICE SPIEGEL

Bernice Spiegel
BERNICE SPIEGEL (as Trustee)

[Signature]
APPROVED AS TO FORM
[Signature]
ATTORNEY

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CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 11-27-72 from David A. Spiegel, Paul A. Spiegel & Carolyn Spiegel Trustee for Mark A. Spiegel, for Por. Lot 1 Castlemans Add. BK. 3, P. 19, SB

to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 1-10-73


Property Services Manager

Form No. 122-9R1

UNIVERSITY AVENUE

$N 89^{\circ} 04' 00'' E$

49.5'

80'

20'

55'



CASTLEMAN'S ADDITION
TO RIVERSIDE

M.B. 3/19 S.B. CO.

1/5/1962 # 1447 O.R.

150'

20'

$N 0^{\circ} 07' 00'' E$

CHICAGO AVENUE

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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.

SHEET 1 OF 1

SCALE: 1" = 20'

DRAWN BY GS DATE 11 / 3 / 72

SUBJECT ACCESS & PARKING EASEMENT