

When recorded mail to:
City of Riverside, City Clerk
City Hall
3900 Main Street
Riverside, CA 92522

FIRST AMENDMENT TO
RIVERSIDE PARKING FACILITIES LEASE

RECEIVED FOR RECORD
Min. Past 2 o'clock P.M.
At Request of

CITY OF RIVERSIDE
Book 1979, Page 135492
JUN 28 1979

Recorded in Official Records
of Riverside County, California

RECORDED
FEE \$ 1.00

135492

THIS AMENDMENT made as of June 19, 1979, by and between the PARKING AUTHORITY OF THE CITY OF RIVERSIDE (the "Authority"), a public body corporate and politic organized and existing under the laws of the State of California, and the CITY OF RIVERSIDE (the "City"), a municipal corporation duly organized and existing under its Charter and the laws of the State of California.

W I T N E S S E T H :

9648

WHEREAS, the Authority has sold or proposes to sell certain of the parcels of land described in Exhibit A to the Lease, which parcels are commonly described as Parking Lots 6, 17 and 4 West, and more particularly described in Exhibit I attached hereto and by this reference incorporated herein;

WHEREAS, the Authority proposes to acquire certain parcels of land commonly described as Parking Lots 30 and 31, and more particularly described in Exhibit II attached hereto and by this reference incorporated herein, which parcels are to become part of the Site and the Project in substitution for Parking Lots 6, 17 and 4 West;

WHEREAS, the fair market rental value of the parking facilities encumbered by this Lease following the sale of Parking Lots 6, 17 and 4 West and the acquisition and improvement of Parking Lots 30 and 31 has been found to be at least equal to the fair market value of the parking facilities encumbered by this Lease existing prior to or at the time of the sale of Parking Lots 6, 17 and 4 West;

WHEREAS, the Authority has adopted that certain resolution entitled "Resolution of the Parking Authority of the City of Riverside, California, Authorizing and Providing for the Sale of Certain Properties and the Acquisition of Replacement Properties" relating to the release of Parking Lots 6, 17 and 4 West from the Lease and the substitution therefor of Parking Lots 30 and 31;

WHEREAS, the City has adopted that certain resolution entitled "Resolution of the City of Riverside, California, Authorizing and Providing for the Sale of Certain Properties and the Acquisition of Replacement Properties" relating to the release of Parking Lots 6, 17 and 4 West from the Lease and the substitution therefor of Parking Lots 30 and 31;

NOW THEREFORE, in consideration of the mutual promises and covenants herein contained, the parties hereto agree to amend the Lease as follows:

Please record for the benefit of the City of Riverside
[Signature]
Property Services Manager

9648

135492

1. The City leases from the Authority and the Authority demises and leases unto the City, all upon the terms and conditions set forth in the Lease, Parking Lots 30 and 31, effective as of the dates such properties are acquired by the Authority.

2. The City agrees to release Parking Lots 6, 17 and 4 West from the terms and conditions of the Lease, effective as of the respective dates upon which such properties were sold by the Authority.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed and attested by their proper officers thereunto duly authorized, and their official seals to be hereto affixed, as of the day and year first above written.

CITY OF RIVERSIDE

Attest:

By Arden R. Anderson
Mayor Pro Tempore

Alice A. Hase
City Clerk

PARKING AUTHORITY OF THE CITY OF RIVERSIDE

Attest:

By Arden R. Anderson
Vice Chairman

Alice A. Hase
Secretary

I HEREBY APPROVE the form and legality of the foregoing agreement this 19th day of June, 1979.

John Woodley
City Attorney and Legal Counsel
of said Authority

135492

EXHIBIT "I"

A. Parking Lot 6

That portion of Block 9, Range 5, of THE TOWN OF RIVERSIDE, as shown on map recorded in Book 7, page 17 of Maps, Records of San Bernardino County, California, described as follows:

BEGINNING at a point on the westerly line of Lemon Street, 150 feet Southerly from the northeasterly corner of said Block;

Thence Southerly on the westerly line of Lemon Street, 114 feet;

Thence Westerly parallel with the northerly line of said Block, 157 feet to an alley;

Thence Northerly parallel with the westerly line of Lemon Street, 114 feet;

Thence Easterly parallel with the northerly line of said Block, 157 feet to the point of beginning.

B. Parking Lot 17

That portion of Block 8, Range 5 of the TOWN OF RIVERSIDE, as shown by Map recorded in Book 7, page 17 of Maps, Records of San Bernardino County, California, described as follows:

Beginning at point on the southerly line of Eighth Street, 82 feet Westerly from the northeasterly corner of said Block 8;

Thence Southerly at right angles, 70 feet;

Thence Easterly, parallel with the southerly line of Eighth Street, 82 feet to a point on the westerly line of Lemon Street, distant Southerly thereon 70 feet from the northeasterly corner of said Block 8;

Thence Southerly, on the westerly line of Lemon Street, 62 feet;

Thence Westerly, parallel with the southerly line of Eighth Street, 100 feet.

135492

THENCE Northerly at right angles 132 feet to a point on the southerly line of Eighth Street, distant westerly thereon 18 feet from the point of beginning;

THENCE Easterly, on the southerly line of Eighth Street, 18 feet to the point of beginning.

C. Parking Lot 4 West

Parcel 1 of Parcel Map 11829, as shown by map on file in Book 48 of Parcel Maps, at Page 8 thereof, records of Riverside County, California.

135492

EXHIBIT "II"

A. Parking Lot 30

That portion of Block 7 Range 4 of the Town of Riverside, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 7 Page 17 of Maps, in the Office of the County Recorder of San Bernardino County, California, described as follows:

Beginning at the southeasterly corner of said Block, being for the purposes of this description the intersection of the north line of University Avenue (formerly 8TH Street) with the west line of Lime Street (66 feet wide) as said streets are shown on said map;

Thence Westerly along the northerly line of University Avenue a distance of 146.12 feet to the center of that certain brick wall, described in agreement recorded May 15, 1911 in Book 328 Page 281 of Deeds, said point being also the southeasterly corner of that land conveyed to The Young Men's Christian Association, a corporation, by deed recorded July 17, 1922, in Book 560 Page 279 of Deeds; Thence Northerly and parallel with the westerly line of said Lime Street a distance of 185 feet more or less to the southerly line of that certain alley conveyed to the City of Riverside, by deed recorded May 26, 1903 in Book 164 Page 347 of Deeds; Thence Easterly along the southerly line of said alley a distance of 146.12 feet to the westerly line of said Lime Street; Thence Southerly along said westerly line of Lime Street, 185 feet more or less to the point of beginning.

B. Parking Lot 31

That portion of Block 8, Range 4 of THE TOWN OF RIVERSIDE, recorded in Book 7 of Maps, at Page 17 thereof, records of San Bernardino County, California, more particularly described as follows:

BEGINNING at the most southerly corner of said Block;

THENCE Northwesterly along the southwesterly line of said Block, a distance of 131 feet, more or less, to the most southerly corner of that certain parcel of land conveyed to First Baptist Church of Riverside, by Deed recorded October 5, 1955, as Instrument No. 64026 of Official Records of said Riverside County, California; said corner being 199.01 feet southeasterly from the most westerly corner of said Block;

135492

THENCE Northeasterly along the southeasterly line of said parcel 160 feet to the southwesterly line of that certain alley, as conveyed to the City of Riverside by deed recorded June 19, 1902 in Book 147 of Deeds, Page 54, et seq., records of said Riverside County;

THENCE Southeasterly along said southwesterly line of said alley 131 feet, more or less, to the southeasterly line of said Block;

THENCE Southwesterly along said southeasterly line of said Block a distance of 160 feet to the point of beginning.

EXCEPTING therefrom that certain parcel of land conveyed to the City of Riverside by Deed recorded June 13, 1969 as Instrument No. 59405 of Official Records of said Riverside County.

Area - 0.459 of an acre, more or less.

9618