

E A S E M E N T

THIS INSTRUMENT, made this 12th day of JULY, in the year of our Lord, Nineteen Hundred and Forty four, between E. J. PENNELS and

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parties 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 the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America, to them in hand paid by the party of the second part, the receipt of which is hereby acknowledged, does by these presents grant unto the party of the second part, a perpetual easement and right of way for the construction, reconstruction, inspection, maintenance, operation and repair of a sanitary sewer together with manholes, clean-outs, and other necessary appurtenances, all hereinafter referred to collectively as sanitary sewer, under and along that certain parcel of land in the City of Riverside, County of Riverside, State of California, as shown on the map attached hereto and

described as follows, to wit:

That portion of Lot 8 "Fairview Terrace" as per map recorded in Book 9, page 54, of Maps in the office of the County Recorder of Riverside County included within the boundaries of a strip of land 10 feet wide - said 10 foot strip of land being described as follows by its center line thusly:

Beginning at a point in Victoria Avenue, a 66 foot street, as deeded for street purposes on October 31st, 1898, by deed recorded in Book 76, page 34, of Deeds in the office of the County Recorder of Riverside County; said point being N. 74° 42' W. 11.89 ft. from the SWly corner of said Lot 8 "Fairview Terrace", the Wly line of said Lot 8 being the Ely line of said Victoria Avenue and having a bearing of N. 0° 50' W.; thence Ely 443.19 ft. to a point that bears N. 70° 04' 40" E. 89.66 ft. from the SWly corner of Lot 6 of said "Fairview Terrace"; thence Ely 270.75 ft. to a point that bears S. 05° 09' 40" E. 155.15 ft. from the common corner of Lots 108, 110, 111 and 112 of "Division C" of "Hall's Addition" as per map recorded in Book 9, page 3, of Maps in the Office of the County Recorder of San Bernardino County, California;

The side lines of the above described 10 foot strip to be lengthened or shortened to terminate in the lines of said Lot 8.

by said party of the second part, its officers, agents and employees, and by persons under contract with it and their employees whenever and wherever necessary for the purpose of constructing, reconstructing, inspecting, maintaining, operating or repairing said structures.

It is understood that each party grants said easement only over such property included within his fee.

As part of the consideration for the execution of this easement, the City of Riverside guarantees the owner of the property from which said easement is granted the right to a connection to said trunk line sewer without the payment of any connection fee or charge, the cost of constructing said connection line to be paid in full by said owner.

(1987)