

Recorded at the Request of
THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

153529

When Recorded Mail to
THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA
Post Office Box 54153
Los Angeles, California 90054

DOCUMENTARY TRANSFER TAX \$None
(Exempt-Section 11922, California
Revenue and Taxation Code)

13478

PERMANENT EASEMENT DEED

1609-2-1 (Portion)

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, a public corporation, (hereinafter referred to as "Grantor"), hereby grants to the CITY OF RIVERSIDE a municipal corporation, (hereinafter referred to as ("Grantee")), a permanent easement for public street and utility purposes over real property in the City of Riverside, County of Riverside, State of California, described on Exhibit A and shown on Exhibit B, attached hereto and incorporated herein by reference.

This easement is granted subject to the following terms:

1. It is subject to Grantor's paramount right to use the above-described property for the purposes for which it was acquired.
2. Grantee shall submit, in advance, preliminary and final plans for installation and construction or reconstruction of Grantee's facilities to Grantor for review and written approval.
3. Grantee shall not change the existing grade or otherwise modify the topography of property affected by this easement without prior written consent of Grantor.
4. Streets in conformity with the public street standards of the City of Riverside shall be constructed within the easement and incorporated into the city public street system, provided that (a) the construction of such streets and utilities therein shall conform to final plans approved in writing by Grantor, which show the location, character, dimensions, and details of the work to be performed; and (b) after initial construction is completed, any future changes to the streets or changes to or installation of any utilities therein shall require the prior written approval of Grantor, which approval shall not be unreasonably withheld.
5. Grantor shall not be required to contribute any part of the cost of Grantee's street improvements or utilities on the above-described property, and, furthermore, if Grantor should be

D13478

included in an assessment district to pay such costs, Grantee shall reimburse Grantor for any assessment therefore levied upon it.

6. Grantor purchased the above-described property in fee for its Boxsprings Facility and appurtenances. Any additional costs incurred by Grantor for construction, reconstruction, maintenance, and use of the existing and any future facilities and appurtenances, attributable to the presence of Grantee's improvements shall be borne by Grantee.

7. Grantee assumes all risk of loss to itself, which in any manner may arise out of the use of the easement. Further, Grantee shall indemnify and defend Grantor and its directors, officers, and employees against any liability and expenses, including the reasonable expense of legal representation, whether by special counsel or by Grantor's staff attorneys, resulting from injury to or death of any person, or damage to any property, including property of Grantor, or damage to any other interest of Grantor, including but not limited to suit alleging noncompliance with any statute or regulation, which in any manner may arise out of the granting of the easement or use by Grantee of the easement or any adjoining land used with the easement.

8. The above-described real property is to be used only for the purposes herein specified, and in the event that said real property is not so used, or the uses for which this easement is granted shall permanently cease, Grantee shall immediately initiate formal statutory highway abandonment procedures as provided by law for County of City highways and streets.

Dated: APR 08 1981

THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

Carl Boronkay
General Manager

By Richard W. Balcerzak
Richard W. Balcerzak
Assistant General Manager

CIR
10/11/81

Authorized by MWD Administrative Code Section 8220

ELK\betd50

APPROVED AS TO FORM
Robert A. Sams 4/27
ASST. CITY ATTORNEY

1113473

EXHIBIT "A"

1609-2-1 (Ptn.)
City of Riverside

That portion of the southeast quarter of Section 4, Township 3 South, Range 4 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, described as follows:

Commencing at the southeast corner of said Section 4;

Thence South 89° 36' 20" West along the south line of said Section 4, a distance of 720.49 feet for the TRUE POINT OF BEGINNING, said point being in the southeast line of that certain parcel of land conveyed to The Metropolitan Water District of Southern California by deed recorded February 2, 1976 as Instrument No. 13456 of Official Records, Riverside County, California;

Thence continuing South 89° 36' 20" West along said south line of Section 4, a distance of 128.28 feet to a point in the northwest line of said parcel of land conveyed to The Metropolitan Water District of Southern California as aforesaid;

Thence North 51° 01' 18" East along said northwest line, a distance of 84.98 feet to a point in a line parallel with and distant northerly 53.00 feet, measured at a right angle, from said south line of Section 4;

Thence North 89° 36' 20" East along said parallel line, a distance of 128.28 feet to a point in said southeast line of the parcel of land conveyed to The Metropolitan Water District of Southern California as aforesaid;

Thence South 51° 01' 18" West along said southeast line, a distance of 84.98 feet to the TRUE POINT OF BEGINNING.

Contains 0.156 acre, more or less.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

6/3/92
Date

Prepared By: JWS
Checked By: Alan

APPROVED
RIGHT OF WAY ENGINEERING BRANCH

JUN 16 1992

METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

AMB



Desc/90-3000 D4

DESCRIPTION APPROVAL: 1,76,93
George P. Hultquist
SURVEYOR CITY OF RIVERSIDE

D13070

CONSENT TO RECORDATION

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. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated _____

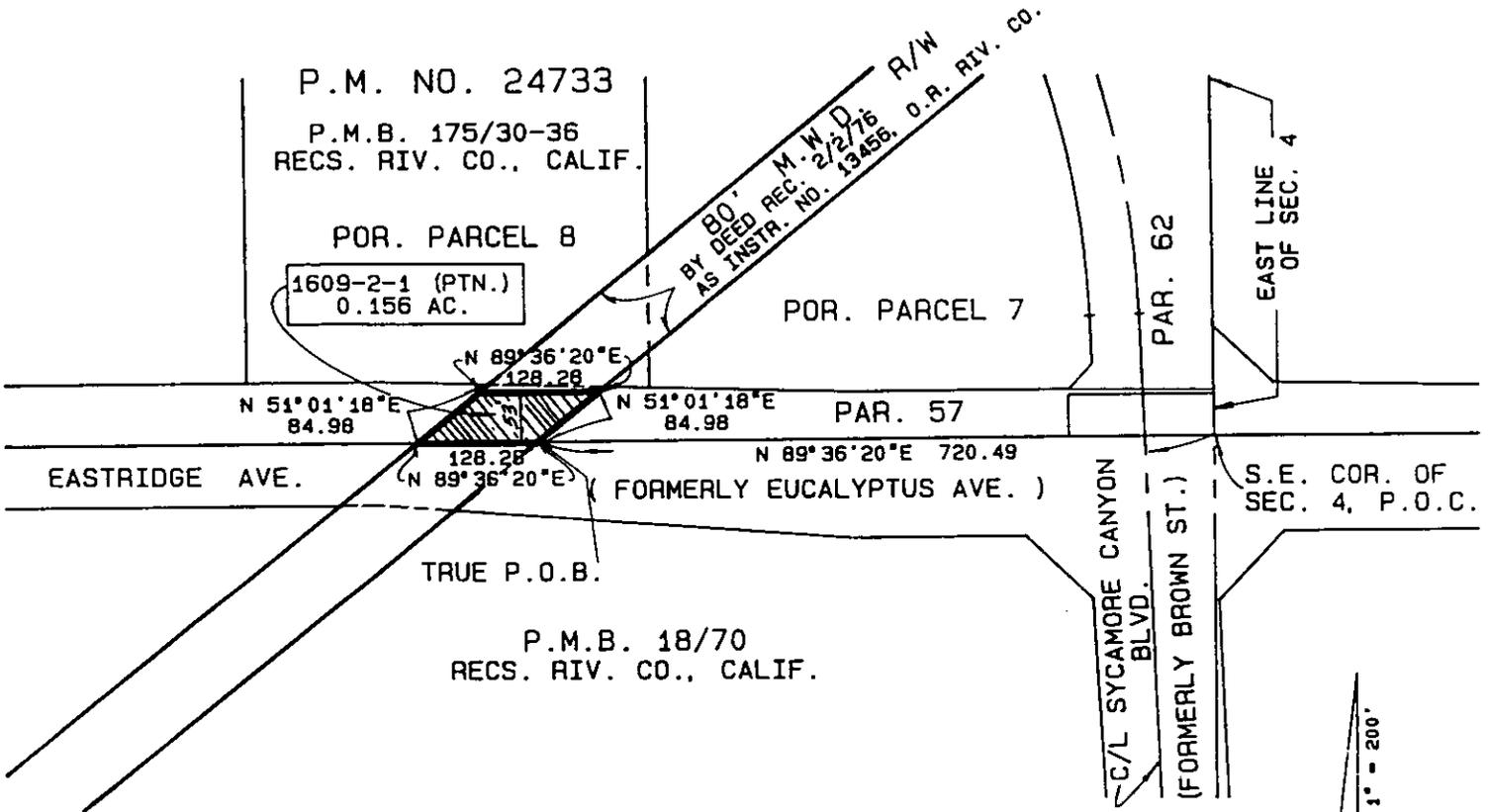
Real Property Services Manager
of the City of Riverside

0030U-01.MAS

EXHIBIT B

S.E. 1/4 SEC. 4, T. 3 S., R. 4 W., S.B.M.

BASIS OF BEARINGS: THE EAST LINE OF SECTION 4, T. 3 S., R. 4 W., S.B.M. TAKEN AS NORTH 00°33'20" WEST AS SHOWN BY MAP OF PARCEL MAP NO. 24733 ON FILE IN BOOK 175 OF PARCEL MAPS AT PAGES 30 THROUGH 36 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



APPROVED
RIGHT OF WAY ENGINEERING BRANCH

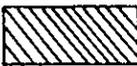
JUN 16 1992

METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

M.B.

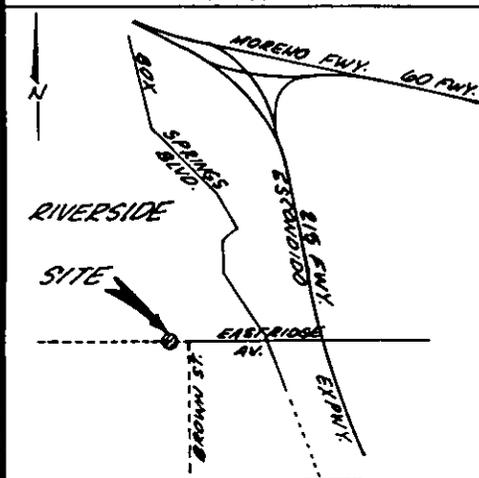


LEGEND



PERMANENT EASEMENT

VICINITY MAP
N.T.S.



ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 MCCRAY ST., RIVERSIDE, CA 92506
(714) 686-1070

PREPARED BY: *JWS* CHECKED BY: *Alan*

CITY OF RIVERSIDE
COUNTY OF RIVERSIDE

THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

BOX SPRINGS FEEDER
M.W.D.
TO
THE CITY OF RIVERSIDE
PERMANENT EASEMENT

1609-2-1, (PTN.)
CB 11/22-2

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS

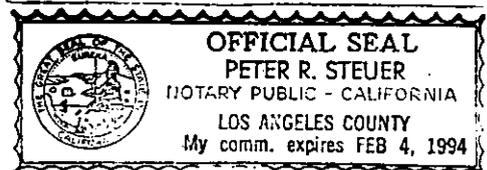
On April 13, 1993 before me, the undersigned, a
Notary Public in and for said State, personally appeared

R. W. Balcerzak

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 Peter R. Steuer



DP 975