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When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

**FREE RECORDING**

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code §6103)

RECEIVED FOR RECORD  
AT 8:00 OCLOCK

NOV - 4 1994

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Substation

**RECIPROCAL ACCESS EASEMENT AGREEMENT**

THIS RECIPROCAL ACCESS EASEMENT AGREEMENT is made and entered into this 28<sup>th</sup> day of October, 1994, by and between The CITY OF RIVERSIDE, a municipal corporation of the State of California, ("FIRST PARTY") and GOLDEN STEAK, INC., a California corporation, ("SECOND PARTY") with reference to the following facts:

A. FIRST PARTY is the fee owner of the following described real property ("Parcel "A") located in the City of Riverside, County of Riverside, State of California:

That portion of Block 9, Range 2 and those portions of Tenth Street (vacated) and Ninth Street (vacated) of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, records of San Bernardino County, California, described as follows:

**BEGINNING** at the most northerly corner of Parcel 4 of Parcel Map No. 26301, as shown by map on file in Book 176, Pages 72 through 81 of Parcel Maps, records of Riverside County, California;

THENCE South 61°08'29" East, along the northeasterly line of said Parcel 4, a distance of 152.67 feet to an angle point in said northeasterly line;

THENCE South 61°07'49" East, continuing along said northeasterly line, a distance of 154.98 feet to the northwesterly line of Vine Street, as shown by said map of the Town of Riverside;

THENCE North 28°51'57" East, along said northwesterly line of Vine Street, a distance of 384.50 feet the most southerly corner of Parcel 1 as described in Parcel B of Resolution No. 17955 of the City Council of the City of Riverside,

recorded July 16, 1992, as Instrument No. 264043 of Official Records of said Riverside County;

THENCE North  $13^{\circ}56'28''$  West, along the westerly line of said Parcel 1, a distance of 36.81 feet to the southwesterly line of Ninth Street as shown on sheet 6 of said Parcel Map No. 26301;

THENCE North  $61^{\circ}09'13''$  West, along said southwesterly line, a distance of 281.82 feet to the most easterly corner of Parcel 2 as described in said Parcel B of Resolution No. 17955;

THENCE South  $73^{\circ}51'14''$  West, along the southerly line of said Parcel 2, a distance of 34.44 feet to the southeasterly line of Mulberry Street as shown by said Parcel Map No. 26301;

THENCE South  $28^{\circ}51'40''$  West, along said southeasterly line, a distance of 387.06 feet to the northwesterly prolongation of said northeasterly line of Parcel 4 of Parcel Map No. 26301;

THENCE South  $61^{\circ}08'29''$  East, along said northwesterly prolongation of said northeasterly line, a distance of 23.50 feet to the **POINT OF BEGINNING**.

Parcel A has a street address of 3940 Mulberry Street, Riverside, California.

B. SECOND PARTY is the fee owner of the following described real property ("Parcel "B") located in the City of Riverside, County of Riverside, State of California:

Parcel 4 and portions of Parcels 2 and 3 of Parcel Map No. 26301, as shown by map on file in Book 176, Pages 72 through 81 of Parcel Maps, records of Riverside County, California, described as follows:

**BEGINNING** at the most easterly corner of said Parcel 4;

THENCE along the southeasterly line of said Parcels 3 and 4 and along the northwesterly line of Vine Street, South  $28^{\circ}52'29''$  West, 218.21 feet;

THENCE North  $61^{\circ}07'31''$  West, 139.24 feet;

THENCE South  $28^{\circ}56'43''$  West, 178.41 feet to the southwesterly line of said Parcel 2;

THENCE along said Parcel 2, North  $61^{\circ}10'05''$  West, 25.00 feet;

THENCE North 61°05'41" West, 25.82 feet;

THENCE South 28°54'19" West, 32.99 feet;

THENCE South 28°47'14" West, 94.04 feet to a point on the easterly right-of-way line of State Highway 91;

THENCE northerly along the said right-of-way line, North 12°52'40" East, 97.84 feet;

THENCE North 8°40'53" East, 214.26 feet;

THENCE North 16°54'36" East, 97.60 feet;

THENCE North 25°49'55" East, 100.12 feet;

THENCE North 28°51'31" East 33.00 feet to the northeasterly line of said Parcel 4, also being the centerline of vacated Tenth Street (66 feet wide);

THENCE along the northeasterly line of said Parcel 4, South 61°08'29" East, 152.67 feet;

THENCE South 61°07'49" East, 163.98 feet to the **POINT OF BEGINNING**.

Parcel B has a street address of 4015 Vine Street, Riverside, California.

C. FIRST PARTY wishes to formalize its right to use the driveway located on Parcel B for Parcel A and SECOND PARTY wishes to acquire the right to use the driveway located on Parcel A for Parcel B.

NOW THEREFORE, incorporating the above recitals, the parties mutually agree as follows:

1. **Grant of Easement by First Party.** FIRST PARTY hereby grants to SECOND PARTY and the heirs, successors and assigns of SECOND PARTY, a private, nonexclusive easement for vehicular access from Vine Street over, along and across the paved driveway area now existing within that portion of Parcel A, described as follows:

The southwesterly 18.00 feet of the northeasterly one-half of Tenth Street (vacated) of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, records of San Bernardino County, California, lying southeasterly of the northeasterly prolongation of the northwesterly line of Parcel 4 of Parcel Map No. 26301, as shown by map on file in Book 176, Pages 72 through 81 of Maps, records of Riverside County, California, and lying northwesterly of the southwesterly prolongation of the southeasterly line of Block 9, Range 2 of said Town of Riverside;

for the use and benefit of and as an easement appurtenant to Parcel B, without any right of Parking on Parcel A.

2. **Grant of Easement by Second Party.** SECOND PARTY hereby grants to FIRST PARTY and the heirs, successors and assigns of FIRST PARTY, a private, nonexclusive easement for vehicular access from Vine Street over, along and across the paved driveway area now existing within that portion of Parcel B, described as follows:

The northeasterly 10.00 feet of Parcel 4 of Parcel Map No. 26301, as shown by map on file in Book 176, Pages 72 through 81 of Maps, records of Riverside County, California, TOGETHER WITH that portion of said Parcel 4, described as follows:

COMMENCING at the most easterly corner of said Parcel 4;

THENCE South 28°52'29" West, along the southeasterly line of said Parcel 4, a distance of 10.00 feet to the southwesterly line of the northeasterly 10.00 feet of said Parcel 4 and the **POINT OF BEGINNING** of the parcel of land being described;

THENCE South 28°52'29" West, continuing along said southeasterly line, a distance of 15.00 feet;

THENCE North 16°08'16" West, a distance of 21.21 feet to said southwesterly line;

THENCE South 61°07'49" East, along said southwesterly line, a distance of 15.00 feet to the **POINT OF BEGINNING**;

for the use and benefit of and as an easement appurtenant to Parcel A, without any right of parking on Parcel B.

3. **Use of Driveway Areas.** The easement areas as described hereinabove have been used as and shall continue to be used as a common driveway system to permit traffic circulation to and from Vine Street for motor vehicles for the use and benefit of the owners, lessees, tenants, licensees, employees and invitees of said Parcels A and B, and said driveways shall be kept in a free and open condition at all times to permit unimpeded access to and from said Vine Street.

4. **Maintenance of Driveway Areas.** FIRST PARTY and SECOND PARTY each hereby agree to maintain in good condition and repair that portion of the driveway located on their respective parcels.

5. **Successors.** This Reciprocal Access Easement Agreement shall run with the land and shall be binding upon and inure to the benefit of FIRST PARTY and SECOND PARTY, their heirs, successors and assigns with respect to the subject parcels, without any rights herein being deemed personal to any of them.

DESCRIPTION APPROVAL 8/26/94  
Mark S. Brown by Kep  
 SURVEYOR, CITY OF RIVERSIDE



IN WITNESS WHEREOF, the parties hereto have executed this Reciprocal Access Easement Agreement the day and date first written above.

FIRST PARTY:

SECOND PARTY:

CITY OF RIVERSIDE, a municipal corporation

GOLDEN STEAK, INC., a California corporation

By John E. Holmer  
City Manager

By Allie T. Malla

Attest Karen E. Lindquist  
City Clerk

Title PRESIDENT

By \_\_\_\_\_

Title \_\_\_\_\_

APPROVED AS TO FORM  
Kathleen M. Amey  
ASST. CITY ATTORNEY

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On 10/05/94, before me Sherry Harb  
(date) (name)

a Notary Public in and for said State, personally appeared

Allie T. Malla  
Name(s) of Signer(s)

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.

Sherry Harb  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other

- ( ) Partner(s)
- ( ) General
- ( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California }  
County of Riverside } ss

CAPACITY CLAIMED BY SIGNER

On 10-28-94, before me Michael N. Green  
(date) (name)

- ( ) Attorney-in-fact  
( ) Corporate Officer(s)

a Notary Public in and for said State, personally appeared

Title \_\_\_\_\_

John E. Holmes and Karen E. Lindquist  
Names(s) of Signer(s)

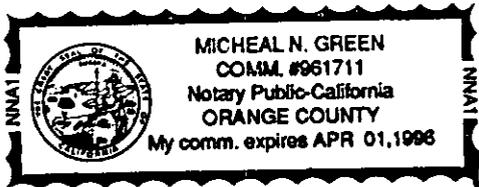
Title \_\_\_\_\_

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.

- ( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
(X) Other

City Manager and  
City Clerk

- ( ) Partner(s)  
( ) General  
( ) Limited



The party(ies) executing this document is/are representing:

WITNESS my hand and official seal.

City of Riverside

Michael N. Green  
Signature

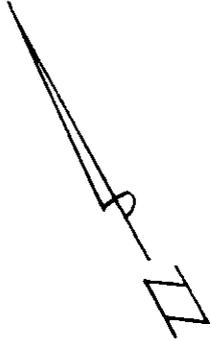
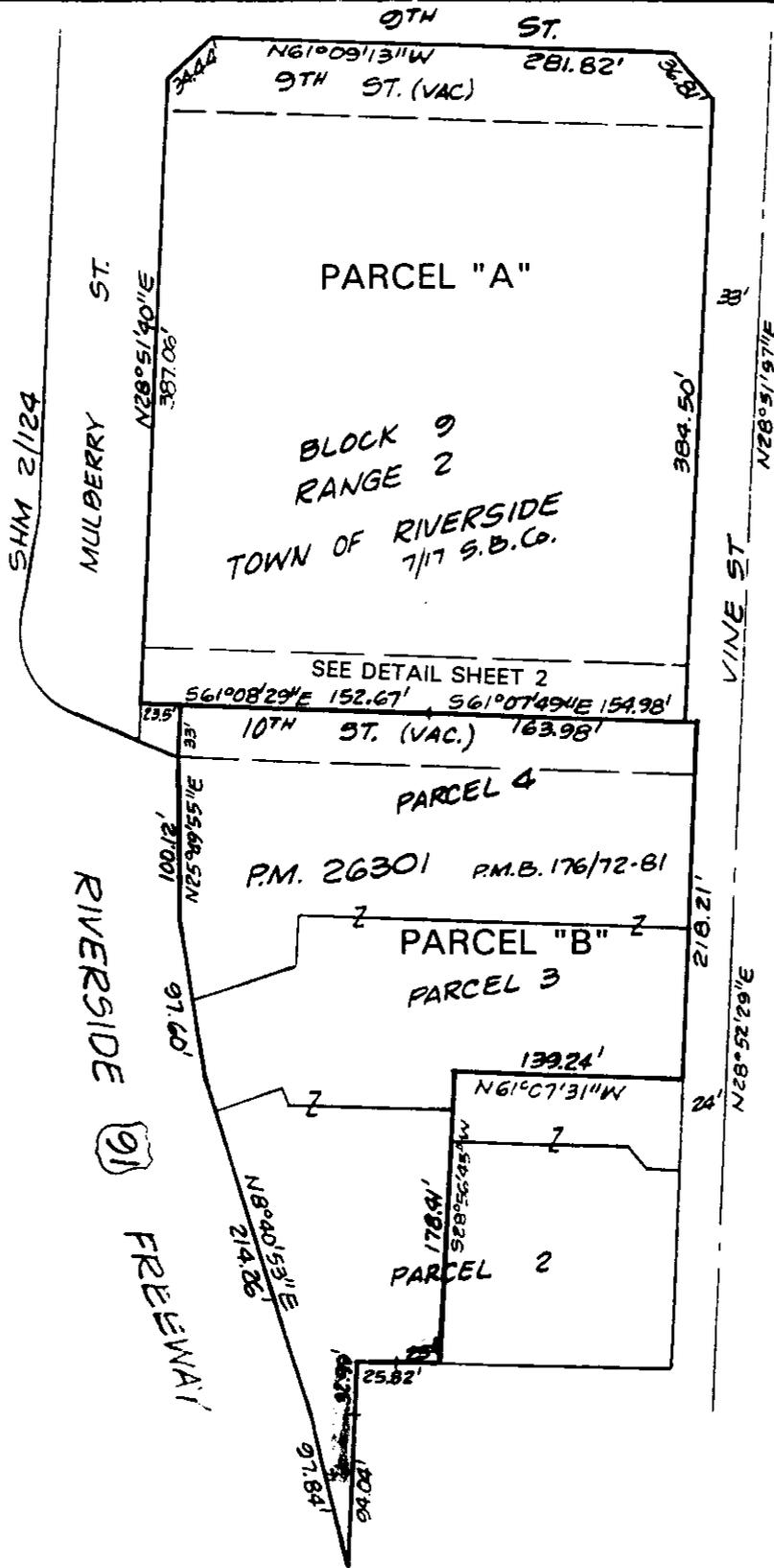
CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10/31/94

CITY OF RIVERSIDE

[Signature]  
Real Property Services Manager  
of the City of Riverside



• CITY OF RIVERSIDE, CALIFORNIA •

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.

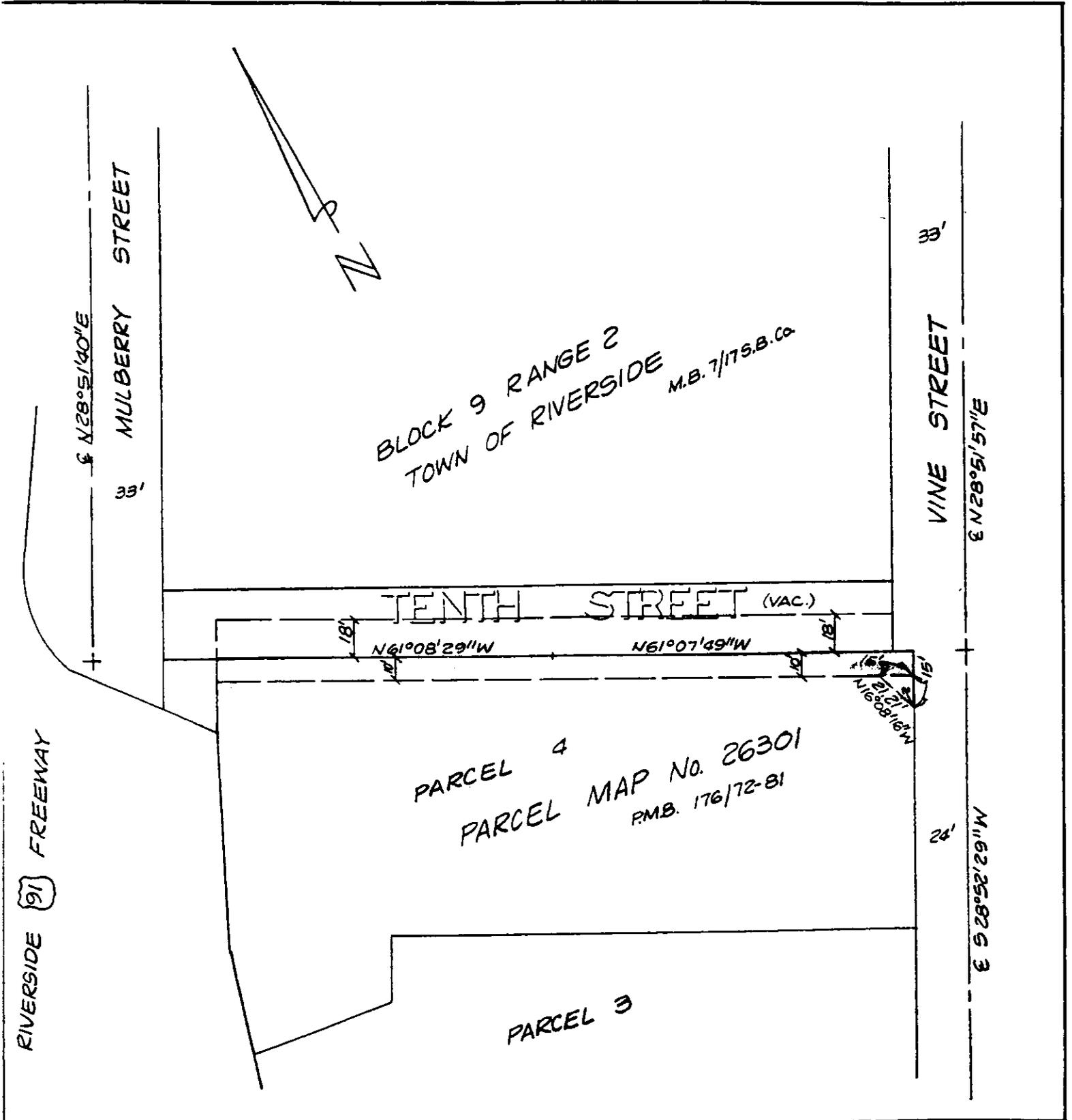
SHEET 1 OF 2

1/7

SCALE: 1" = NTS

DRAWN BY K9S DATE 8/18/94

SUBJECT RIVERSIDE SUBSTATION



• CITY OF RIVERSIDE, CALIFORNIA •

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 2 OF 2

1/7

SCALE: 1" = NTS

DRAWN BY KGS DATE 1/21/94

SUBJECT RIVERSIDE SUBSTATION