

When recorded mail to:

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

DOC # 2000-499900

12/15/2000 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



FREE RECORDING

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

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Project: LL-034-990

A.P.N. 250-180-004

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E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **BRYAN H. RICHTER**, Successor Trustee of the **RICHTER FAMILY TRUSTS**, as to undivided 82.5% interest, and **BRYAN H. RICHTER**, as Successor Trustee of the **MARY WOODILL TRUST** for the benefit of **BARBARA RICHTER**, as to an undivided 17.5% interest, as Grantors, grant to the **CITY OF RIVERSIDE**, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **storm drain facilities**, together with all necessary appurtenances, in, under, upon, over and along that certain real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and 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,

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reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **storm drain facilities**.

The City of Riverside shall quitclaim this easement, or portion thereof, to the Grantors, at such time as the Public Works Director of the City of Riverside, or his successor, reasonably determines that easement rights conveyed by this instrument over the real property described on the attached Exhibit "A", or any portion thereof, are no longer needed for storm drain facilities. Grantors shall bear the reasonable costs associated with the quitclaim process. The terms and conditions contained herein will run with the land and be binding upon the Grantee, Grantors, and their successors and assigns.

Dated November 17, 2000

BRYAN H. RICHTER, Successor Trustee of the RICHTER FAMILY TRUSTS

Bryan H. Richter TTEE
BRYAN H. RICHTER, Successor Trustee

Dated November 17, 2000

BRYAN H. RICHTER, as Successor Trustee of the MARY WOODILL TRUST for the benefit of BARBARA RICHTER

Bryan H. Richter TTEE
BRYAN H. RICHTER, Successor Trustee

GRANDMARC RIVERSIDE L.P., a Delaware limited partnership, as lessee of a ground lease, that is affected by the easement rights being granted hereinabove, does hereby consent to the granting of this Easement.

Dated November 19, 2000

GRANDMARC RIVERSIDE L.P., a Delaware limited partnership

By: GrandMarc G.P. II, Inc., a Texas corporation, its general partner

By Caren P. Rannoch

Title Vice President

By Brad Byrne

Title President



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GENERAL ACKNOWLEDGEMENT

State of ~~California~~ ^{Idaho} Idaho

County of Ada } ss

On 11-17-00, before me Rowena Burnum
(date) (name)

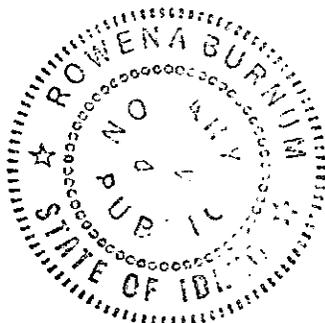
a Notary Public in and for said State, personally appeared
Bryan H. Richter, Trustee
Name(s) of Signer(s)

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.

Rowena Burnum
Signature

Residing at
Boise, ID
Comm. expires:
6-10-2006



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:



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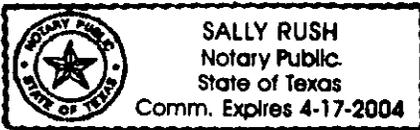
GENERAL ACKNOWLEDGEMENT

State of ~~California~~ Texas
County of Dallas } ss

On Nov. 19, 2000, before me Sally Rush
(date) (name)

a Notary Public in and for said State, personally appeared
Jason P. Runnels and J. Blake Pogue
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.

Sally Rush
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- (X) Corporate Officer(s)
Title Vice President
Title President
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other
- () Partner(s)
() General
() Limited

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

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 12/14/00

APPROVED AS TO FORM

Ernest M. ...
DEPUTY CITY ATTORNEY

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager
of the City of Riverside



EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Those portions of Lot 53 of East Riverside Land Co. subdivision of Section 19, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by map on file in Book 6, Page 44 of Maps, records of San Bernardino County, California, described as follows:

PARCEL 1

A strip of land 45.00 feet in width, lying within said Lot 53, the centerline of said strip of land being described as follows:

COMMENCING at the intersection of the centerline of Iowa Avenue with the centerline of Linden Street as shown by map of Tract No. 21907, on file in Book 171, Pages 19 through 21 of Maps, records of Riverside County, California;

THENCE North $89^{\circ}47'28''$ West, along said centerline of Linden Street, a distance of 548.30 feet;

THENCE South $44^{\circ}53'35''$ East, a distance of 62.34 feet to the a point in a line which is parallel with and distant 44.00 feet southerly, as measured at right angles, from the centerline of said Linden Street and the POINT OF BEGINNING of this centerline description; said parallel line also being the southerly line of Linden Street as described in document recorded November 24, 1999, as Document No. 1999-518325 of Official Records of said Riverside County;

THENCE continuing South $44^{\circ}53'35''$ East, a distance of 45.16 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 45.00 feet;

THENCE southeasterly to the left along said curve through a central angle of $44^{\circ}53'53''$ an arc length of 35.26 feet to a point in a line which is parallel with and distant 89.00 feet southerly, as measured at right angles, from said centerline of Linden Street;

THENCE South $89^{\circ}47'28''$ East, along said last mentioned parallel line, a distance of 338.03 feet to the beginning of a tangent curve concaving southwesterly and having a radius of 45.00 feet;

THENCE easterly to the right along said last mentioned curve through a central angle of $71^{\circ}55'22''$ an arc length of 56.49 feet;

THENCE South $17^{\circ}52'06''$ East, along a line tangent to said last mentioned curve, a distance of 14.77 feet to a line which is parallel with and distant 55.00 feet westerly, as measured at right angles, from said centerline of Iowa Avenue and the END of this centerline description; said parallel line also being the westerly line of Iowa Avenue as described in said document recorded November 24, 1999.

The sidelines of said strip of land shall be lengthened or shortened to terminate in southerly

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line of Linden Street and lengthened or shortened to terminate in said westerly line of Iowa Avenue.

Area - 0.51 of an acre, more or less.

PARCEL 2

That portion of said Lot 53 described as follows:

COMMENCING at the intersection of the centerline of Iowa Avenue with the centerline of Linden Street as shown by map of Tract No. 21907, on file in Book 171, Pages 19 through 21 of Maps, records of Riverside County, California;

THENCE North 89°47'28" West, along said centerline of Linden Street, a distance of 90.00 feet;

THENCE South 0°12'32" West, at right angle to said centerline of Linden Street, a distance of 44.00 feet to a line which is parallel with and distant 44.00 feet southerly, as measured at right angles, from said centerline of Linden Street and the POINT OF BEGINNING of the parcel of land being described; said parallel line also being the southerly line of Linden Street as described in document recorded November 24, 1999, as Document No. 1999-518325 of Official Records of said Riverside County

THENCE North 89°47'28" West, along said parallel line, a distance of 592.36 feet to the westerly line of said Lot 53;

THENCE South 0°15'35" West, along said westerly line, a distance of 143.20 feet;

THENCE South 89°44'24" East, a distance of 621.35 feet;

THENCE South 17°52'06" East, a distance of 19.83 feet to a line which is parallel with and distant 55.00 feet westerly, as measured at right angles, from said centerline of Iowa Avenue; said parallel line also being the westerly line of Iowa Avenue as described in said document recorded November 24, 1999;

THENCE North 0°12'20" West, along said westerly line of Iowa Avenue, a distance of 127.60 feet to an angle point in the westerly line of said Iowa Avenue as described in said document recorded November 24, 1999;

THENCE North 44°47'34" West, a distance of 49.50 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion described in PARCEL 1 hereinabove.

Area - 1.54 acres, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 11/1/00 Prep. 

Mark S. Brown, L.S. 5655
License Expires 9/30/03

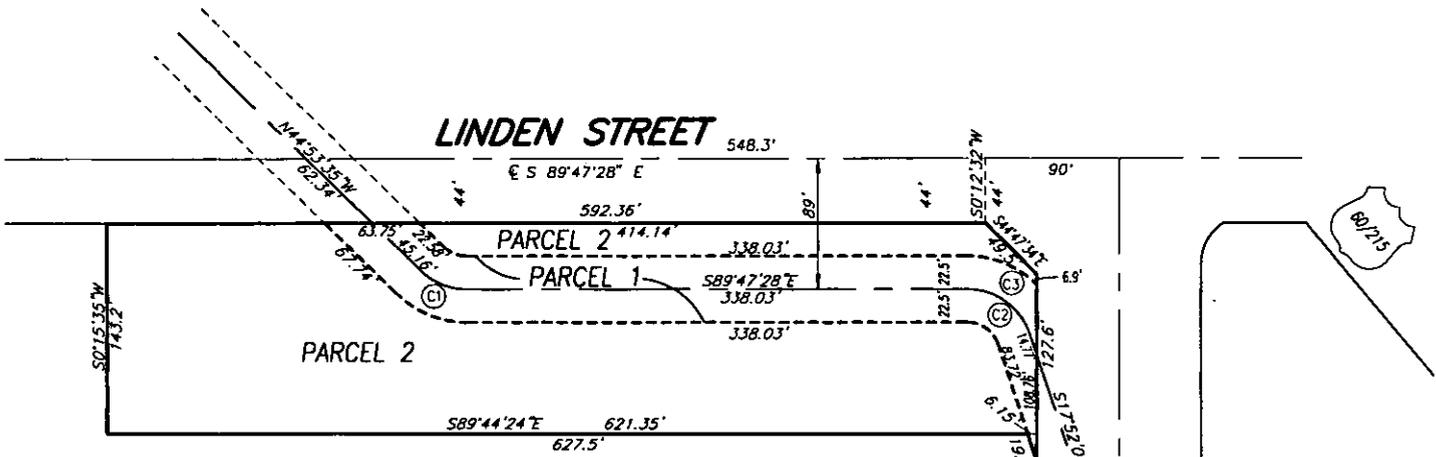
Date



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EAST RIVERSIDE LAND CO. SUBD.
M.B. 6/44 S.B. REC.
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CURVE DATA

NO.	RADIUS	ANGLE	LENGTH
C1	45'	44°53'53"	35.26'
C2	45'	71°55'22"	56.49'
C3	45'	44°33'28"	52.49'

• 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 1

41/1+2

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 10/20/00

SUBJECT: LL-34-990 - STORM DRAIN ESMT. Q.C.D.

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