

2015-0418187

09/21/2015 12:22 PM Fee: \$ 0.00

Page 1 of 7

Recorded in Official Records  
County of Riverside  
Peter Aidana  
Assessor-County Clerk-Recorder



8

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)

155					R	A	Exam: 508		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
7	1								
SIZE	NCOR	SMF	NCHG	T:					

FOR RECORDER'S OFFICE USE ONLY

Project: P13-0458  
POR. A.P.N.: 189-052-009  
Address: 6391 Columbus Avenue

D- 17224

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Evergreen Assets, LLC, a California limited liability company**, as Grantor(s), grant(s) to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 **ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES**, together with all necessary appurtenances, in, under, upon, over and along that certain real property 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, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES**.

Date: \_\_\_\_\_

Evergreen Assets, LLC,  
a California limited liability company

By: [Signature]

Print Name: Allen E. Armstrong

Title: Manager/Director

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of \_\_\_\_\_ } ss

On \_\_\_\_\_, before me, \_\_\_\_\_,  
notary public, personally appeared, \_\_\_\_\_

*SEE ATTACHED*

\_\_\_\_\_ who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Signature

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Bernardino )

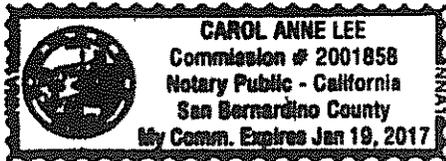
On August 24, 2015 before me, Carol Anne Lee, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Allen E. Armstrong  
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Carol Anne Lee  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

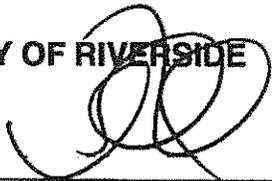
Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is 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, a California charter city and 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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

DATED Sept. 14, 2015

CITY OF RIVERSIDE  


By: \_\_\_\_\_  
David Welch  
Real Property Services Manager

**APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE**

BY   
Deputy City Attorney

Exhibit "A"  
**ELECTRIC ENERGY DISTRIBUTION AND  
TELECOMMUNICATION FACILITIES EASEMENT**

In the City of Riverside, County of Riverside, State of California:

Being a portion of Lot 6 of Block 12 of Tract No. 3 of the Riverview Addition to the City of Riverside as shown by map on file in Book 7, Page 5 of Maps, records of said Riverside County, lying within a strip of land 10.00 feet in width, the centerline being described as follows:

**Commencing** at the Southwesterly corner of said Lot 6, said corner being the beginning of a non-tangent curve, concave southerly, having a radius of 1462.69 feet, a radial line to said beginning bears North 4°52'55" West;

Thence easterly along the southerly line of said Lot 6, through a central angle of 0°20'15", an arc length of 8.61 feet to the **True Point of Beginning** of said centerline description;

Thence non-tangent to last said curve, North 4°32'40" West, a distance of 22.67 feet to the end of said centerline description.

The sidelines of said 10.00 foot wide strip of land shall prolonged or shortened to terminate southerly in the southerly line of said Lot 6.

Containing 227 square feet, more or less.

Prepared by me or under my direction

*Gordon D Edwards*

8-5-2015

Gordon D Edwards, PLS 6678

Expiration 6-30-2016



DESCRIPTION APPROVAL:

BY: *[Signature]*

8/5/15  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

D-17224



1" = 60'

TRACT NO. 3 OF THE RIVERVIEW ADDITION

29

10

30

9

MB 7/5

REC. 3-5-1962, BOOK 3090, PAGE 77 O.R. OF RIV. CO.  
REC. 2-19-1948, BOOK 888, PAGE 544 O.R. OF RIV. CO.  
**UNION PACIFIC**  
(FORMERLY LOS ANGELES & SALT LAKE RAILROAD CO.)  
**R.R. RW** RS 19 / 68-70

31

8

BLOCK 11.

32

BLOCK 12

25'

25'

25'  
25'

33'

33'

15'

ORDWAY STREET

ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES EASEMENT  
227 S.F.  
SEE SHEET 2

4

3

2

1

25'

25'

6

5

4

30'

COLUMBUS AVENUE

AVENUE

30'



PLAT PREPARED BY:  
**adkan ENGINEERS**  
Civil Engineering • Surveying • Planning  
6879 Airport Drive, Riverside, CA 92504  
Tel:(951) 688-0241 • Fax:(951) 688-0599

SCALE: 1"=60'

JN 8708

8-5-2015

CLIENT:INDUSTRIAL SOLUTIONS

APPROVED BY:

GORDON D EDWARDS, PLS 6678

PLAT TO ACCOMPANY LEGAL DESCRIPTION

D-17224



1" = 10'

TRACT NO. 3 OF THE RIVERVIEW ADDITION  
MB 7/5

BLOCK 12  
6

ORDWAY STREET

25'

**ELECTRIC ENERGY DISTRIBUTION  
AND TELECOMMUNICATION  
FACILITIES EASEMENT**  
227 S.F.

**P.O.C.**  
SW'LY COR. LOT  
6, BLOCK 12

N0°07'15"E PER MB 7/5

N4°32'40"W(R)  
22.67'

10'

5'

5'

$\Delta=0^{\circ}20'15''$   
 $R=1462.69'$   
 $L=8.61'$

**T.P.O.B.**

N4°52'55"W(R)

30'

COLUMBUS AVENUE

D-17224