

When recorded mail to:

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

2016-0551436

12/12/2016 10:50 AM Fee: \$ 0.00

Page 1 of 5

Recorded in Official Records
County of Riverside
Peter Aidana
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)

157					R	A	Exam: 380		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
5	1								
SIZE	NCOR	SMF	NCHG T:			NCHGCC			

Project: 1151 Spruce Street Verizon Easement
Por. A.P.N.: 249-140-026
Address: 1151 Spruce Stret

D- 17360

Ⓟ

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Blue Mountain Two, L.P., a California limited partnership**, 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**.

Dated 11-22-16

Blue Mountain Two, L.P., a California limited partnership

By: Michael P. Burke

By: Daniel C. Burke

Print Name: Michael P. Burke

Print Name: DANIEL C. BURKE

Title: GENERAL PARTNER

Title: GENERAL PARTNER

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 Orange

} ss

On 11/22/16, before me, Aram R. Bitar,

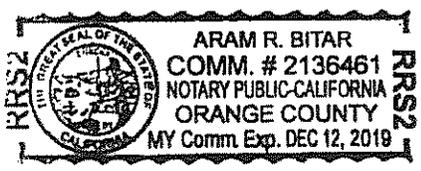
notary public, personally appeared, Michael P. Burke + Daniel C. Burke

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]
Notary Signature

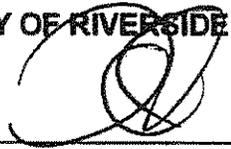


**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, 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.

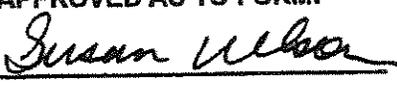
DATED December 7, 2016

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM:

BY: 

ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

PROJECT: RUSTIN
A.P.N. 249-140-026
ADDRESS: 1151 SPRUCE ST., RIVERSIDE, CA 92507

PROPOSED 6' WIDE P.U.E.

BEING A STRIP OF LAND 6 FEET WIDE OVER THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, THE CENTERLINE OF SAID STRIP DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF SPRUCE STREET AND RUSTIN AVENUE, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 50 OF RECORDS OF SURVEY, AT PAGE 81 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG THE CENTERLINE OF SAID SPRUCE STREET N89°46'40"W, 680.58 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID PARCEL 2 OF SAID RECORD OF SURVEY; THENCE LEAVING SAID CENTERLINE N00°14'50"W, 44.00 FEET ALONG SAID SOUTHERLY PROLONGATION TO THE SOUTHERLY CORNER OF SAID PARCEL 2; THENCE ALONG SAID EASTERLY LINE OF PARCEL 2, N00°14'50"W, 526.26 FEET TO THE POINT OF BEGINNING; THENCE S78°07'20"E, 179.54 FEET TO THE END OF SAID STRIP.

THE SIDE LINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO FORM A CONTINUOUS STRIP OF LAND BETWEEN THE EASTERLY LINE OF SAID PARCEL 2 AND THE END OF SAID STRIP.

CONTAINING 1077 SQUARE FEET OR 0.025 ACRES, MORE OR LESS.

PREPARED UNDER MY SUPERVISION:

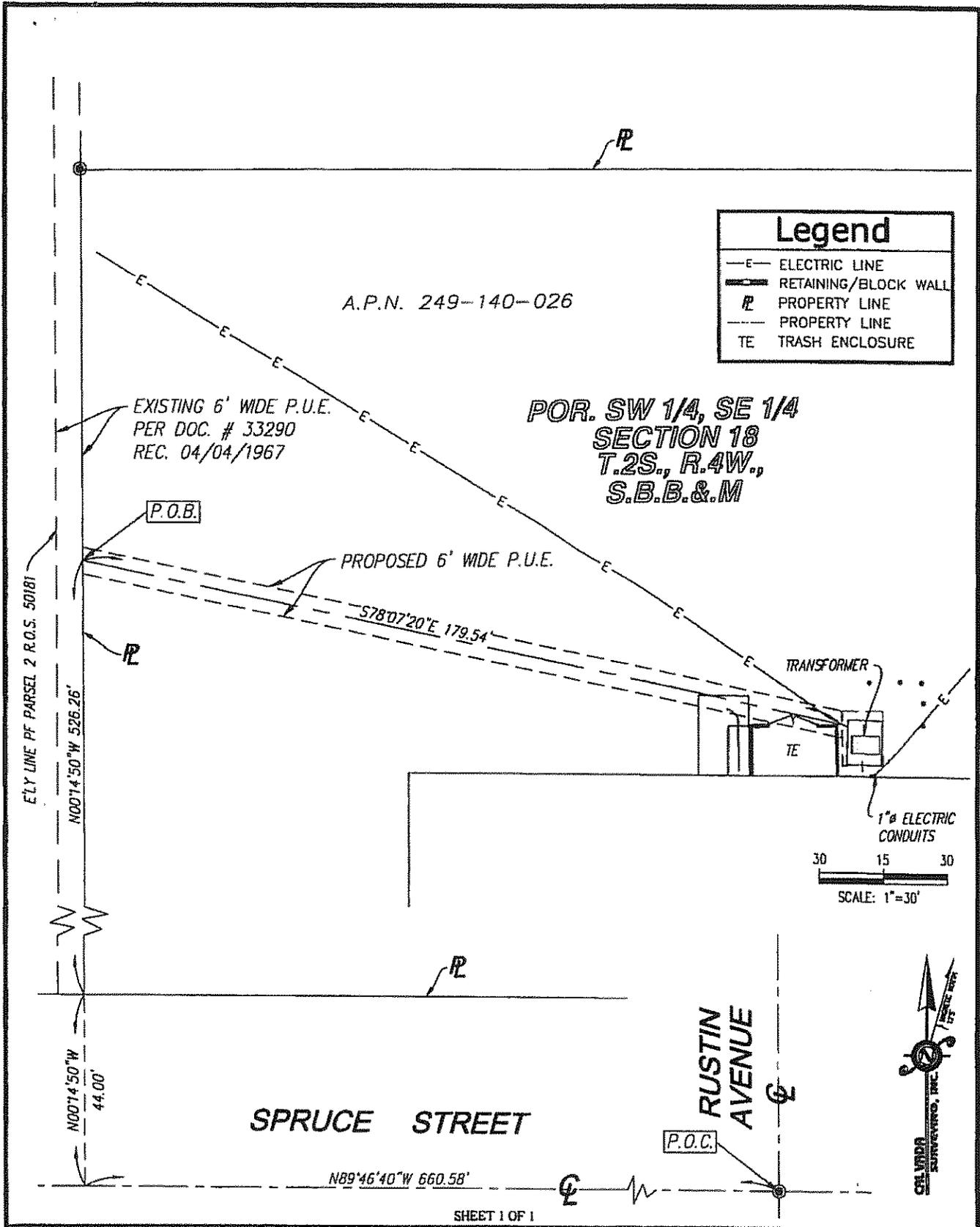


[Handwritten signature of Armando D. Dupont]

ARMANDO D. DUPONT
Registration No. 7780
in the State of California

DESCRIPTION APPROVAL:

[Handwritten signature of Curtis C. Stephens] 1/7/16
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR



CAL VADA

SURVEYING, INC.
411 JENKS CIRCLE, SUITE 205, CORONA, CA. 92880-1782

PHONE: 951-280-9980

FAX: 951-280-9746

Job No. 16440
Drawn By: GBM
Date: 11/02/16
www.calvada.com

D-17360