

DOC # 2001-446685

09/14/2001 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

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)

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FOR RECORDER'S OFFICE USE ONLY

Project: **MP-005-001**
Palmyrita/Columbia

D - 14766

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **STN REALTY CALIFORNIA, LLC, a California Limited Liability Company** as Grantor, 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 **landscaping, tree planting and public utilities**, 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, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said *landscaping, tree planting and public utilities.*

Dated August 29, 2009

**STN REALTY CALIFORNIA, LLC, a California
Limited Liability Company**

By: Albert I. Salama

Title: manager

By: Albert I. Salama

Title: _____



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GENERAL ACKNOWLEDGEMENT

State of New Jersey
California
County of Middlesex } ss

On 8/29/01, before me Rian E. Nelson
(date) (name)

a Notary Public in and for said State, personally appeared
Albert I. Salama
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.

Rian E. Nelson
Signature

RIAN E. NELSON
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 9/25/2004



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 9/11/01

APPROVED AS TO FORM
E. M. [Signature]
DEPUTY CITY ATTORNEY

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

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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MP005001EASE

147663

EXHIBIT "A"

Sabert Corporation Case No. MP-005-001

Landscape, Tree Planting and Public Utilities Easement, Columbia Avenue

That portion of Lot 9 of East Riverside Land Co., as shown by map on file in Book 6, Page 44 of Maps, Records of San Bernardino County, California, being described as follows:

COMMENCING at the Southwest corner of said Lot 9;

Thence N.00°09'38"W., along the westerly line of said Lot 9, a distance of 22.00 feet, to a line parallel and 22.00 feet Northerly of the southerly line of said Lot 9, to the **POINT OF BEGINNING**;

Thence N.89°53'03"E., along said parallel line, a distance of 77.04 feet;

Thence S.88°44'24"E., a distance of 458.20 feet, to a line parallel and 11.00 feet northerly of said southerly line of Lot 9;

Thence N.89°53'03"E., along said parallel line, a distance of 20.00 feet;

Thence N.41°30'04"E., a distance of 5.35 feet, to a line parallel and 15.00 feet northerly of said southerly line of Lot 9;

Thence S.89°53'03"W., along said parallel line, a distance of 23.51 feet;

Thence N.88°44'24"W., a distance of 458.20 feet, to a line parallel and 26.00 feet northerly of said southerly line of Lot 9;

Thence S.89°53'03"W., along said parallel line, a distance of 77.09 feet, to the Westerly line of said Lot 9;

Thence S.00°09'38"E., along said westerly line of Lot 9, a distance of 4.00 feet, to the Point of Beginning.

The above described parcel of land contains 2,228 square feet, more or less.

KCT CONSULTANTS, INC.

Prepared Under the Supervision of:

Marissa Crowther

Marissa Crowther, PLS No. 6152

Date: Aug. 21, 2001



DESCRIPTION APPROVAL 8/23/01
Walter R. Inge by _____
SURVEYOR, CITY OF RIVERSIDE





East Riverside Land Co.

M.B. 6/44 S.B. Co.

Lot 9

Easterly line Lot 9

Lot 10

S0°09'12"E 4.00'

Proposed Northgate St.

Northgate Street

4' Landscape, Tree Planting and Public Utilities Easement

N0°09'38"W 22.00'
N0°09'38"W 4.00'

N89°53'03"E 77.09'

N89°53'03"E 23.51'

N88°44'24"W 458.20'

N88°44'24"W 458.20'

S'y Line Lot 9

N89°53'03"E 77.04'

N89°53'03"E 20.00'

N41°30'04"E 5.35'

Columbia Avenue

Point of Beginning
SW Cor. Lot 9



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Prepared under the supervision of:

Marissa Crowther
MARISSA CROWTHER, PLS6152
DATE 3-21-01

4' LANDSCAPE, TREE PLANTING
& PUBLIC UTILITIES EASEMENT (COLUMBIA AVENUE)



KCT CONSULTANTS, INC.

Civil Engineers - Surveyors - Planners

P.O. Box 5705 Riverside, CA 92517-5705 Phone: 909/341-8940 Fax: 909/341-8645
4344 Latham St., Suite 200, Riverside, CA 92501 e-mail: kctinc@tattonramp.com

EXHIBIT "B"

Sheet 1 of 1

Scale: 1"=100'

June 2001

WO 1188-01

147665

EXHIBIT "A"

Sabert Corporation – Case No. MP-005-001

Landscape, Tree Planting and Public Utilities Easement - Palmyrita Avenue

That portion of Lot 8 of East Riverside Land Co., as shown by map on file in Book 6, Page 44 of Maps, Records of San Bernardino County, California, being described as follows:

PARCEL 1

COMMENCING at the Northeast corner of said Lot 8;

Thence S.00°09'12"E., along easterly line of said Lot 8, a distance of 25.00 feet, to a line parallel and 25.00 feet southerly of the Northerly line of said Lot 9, being the **POINT OF BEGINNING**;

Thence S.89°51'34"W. along said parallel line, a distance of 42.02 feet;

Thence S.41°29'35"W., a distance of 5.35 feet, to a line parallel and 29.00 feet southerly of said Northerly line of Lot 8;

Thence N.89°51'34"E. along said parallel line, a distance of 45.58 feet, to the Easterly line of said Lot 8;

Thence N.00°09'12"W. along said Easterly line, a distance of 4.00 feet, to the Point of Beginning.

The above described parcel of land contains 175 square feet, more or less.

PARCEL 2

COMMENCING at the Northeast corner of said Lot 8;

Thence S.00°09'12"E., along easterly line of said Lot 8, a distance of 25.00 feet, to a line parallel and 25.00 feet southerly of Northerly line of said Lot 8;

Thence S.89°51'34"W., along said parallel line, a distance of 156.02 feet, being the **POINT OF BEGINNING**;



Thence continuing S.89°51'34"W., along said parallel line, a distance of 269.80 feet;

Thence northwesterly along a curve concave northeasterly, having a radius of 2042.00, through an angle of 5°22'19", an arc length of 191.46 feet, to the southeasterly line of that certain parcel of land described in Grant Deed to the City of Riverside, recorded March 27, 1981 as Instrument No. 54553, Official Records of Riverside County, California;

Thence S.54°38'31"W. along said southeasterly line, a distance of 6.14 feet, to the beginning of a non-tangent curve, concave Northerly, having a radius of 2046.00 feet, a radial line through said point having a bearing of N.05°21'43"E.;

Thence southeasterly along said curve, through an angle of 5°30'09", an arc length of 196.49 feet, to a line parallel and 29.00 feet southerly of said Northerly line of Lot 8;

Thence N.89°51'34"E., along said parallel line, a distance of 273.36 feet;

Thence N.41°46'27"W., a distance of 5.35 feet, to the POINT OF BEGINNING.

The above described parcels of land contains 1862 square feet, more or less.

KCT CONSULTANTS, INC.

Prepared Under the Supervision of:



Marissa Crowther, PLS No. 6152

Date: Aug. 21, 2001



DESCRIPTION APPROVAL 08/21/01
Walter R. Ayuc
SURVEYOR, CITY OF RIVERSIDE





N05°13'53"E
RADIAL

Monumented C/L **Palmyrita Avenue**

L=191.46'
R=2042.00'
Δ=5°22'19"

C/L Construction

S89°51'34"W 269.80'

L=196.49'
R=2046.00'
Δ=5°30'09"

273.36'
N89°51'34"E

Parcel 2
4' Landscape,
Tree Planting and Public
Utilities Easement

Parcel 1
4' Landscape,
Tree Planting and Public
Utilities Easement

Northgate Street

50'

S54°38'31"W
6.14'

RADIAL
N05°21'43"E

Point of Beginning, Parcel 2

N41°46'27"W 5.35'

N89°51'34"E 114.00'

N89°51'34"E 42.02'

Point of Beginning, Parcel 1

Point of Commencement
Parcels 1 & 2

N41°29'35"E
5.35'

Proposed St.
Northgate St.

S89°51'34"W
45.58'

S0°09'12"E 4.00'
S0°09'12"E 25.00'

Easterly line Lot 8

Lot 7

Lot 8

East Riverside Land Co.

M.B. 6/44



CV01-44000J
69/14/2691.68:66R
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EXHIBIT "B"

Prepared under the supervision of:

Marissa Crowther

MARISSA CROWTHER, PLS6152
DATE 8-21-01

4' LANDSCAPE, TREE PLANTING
& PUBLIC UTILITIES EASEMENT (PALMYRITA AVENUE)

KCT CONSULTANTS, INC.



Civil Engineers - Surveyors - Planners

P.O. Box 5705 Riverside, CA 92517-5705
4344 Latham St., Suite 200, Riverside, CA 92501

Phone: 909/341-8940 Fax: 909/341-8645
e-mail: kctinc@tsonnet.com

Sheet 1 of 1

Scale: 1"=100'

June 2001

WO 1188-01