

When recorded mail to:

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

DOC # 2005-1010392

12/07/2005 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

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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FOR RECORDER'S OFFICE USE ONLY



Project: 05-3554  
APN: 211-094-005  
Address: 3544 Comer Ave

D - 15606

GRANT OF EASEMENT

EVERGREEN CAPITAL, INC., a California Corporation, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby 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 public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, 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.

Dated 10/31/05

EVERGREEN CAPITAL, INC.  
a California Corporation

By: [Signature]  
By: R. CARLO SAMPSON

By: [Signature]  
By: MICHELA SAMPSON

Print Name: R. CARLO SAMPSON

Print Name: MICHELA SAMPSON

Title: PRESIDENT/SECRETARY

Title: VICE-PRESIDENT



**GENERAL ACKNOWLEDGEMENT**

State of California

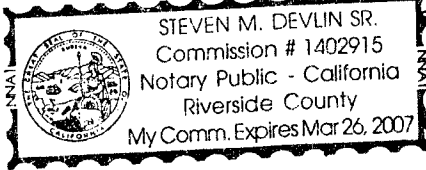
County of Riverside } ss

On 10/31/05, before me Steven M Devlin Sr  
(date) (name)

a Notary Public in and for said State, personally appeared

Kenton C Sampson & Michela Sampson  
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.

Steven M Devlin Sr  
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:

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

**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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 11/21/05

**CITY OF RIVERSIDE**

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY: Amelia M. Valente

BY: [Signature]  
Deputy City Attorney

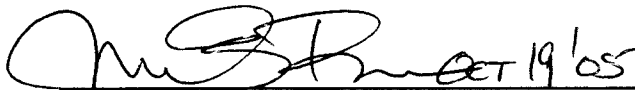
Title: Real Property Manager

**EXHIBIT A**  
Project:

THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

The Northerly 2.50 feet of the Westerly rectangular 111.00 feet of Lot 17 of H.P. Keyes Tract  
as shown by map on file in Book 7, Page 27 of Maps, Records of San Bernardino County,  
State of California.

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

 Prep. \_\_\_\_\_

Mark S. Brown, L.S. 5655                      Date  
License Expires 9/30/07



2005-1010392  
12/07/2005 08:00A  
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# FIFTH STREET

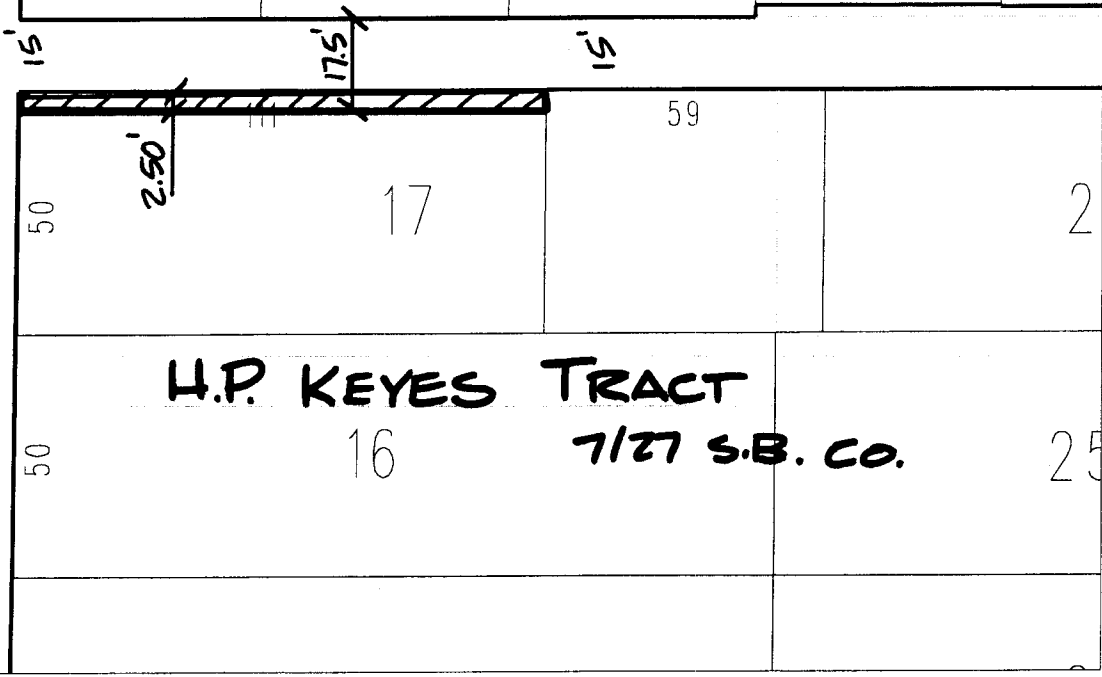
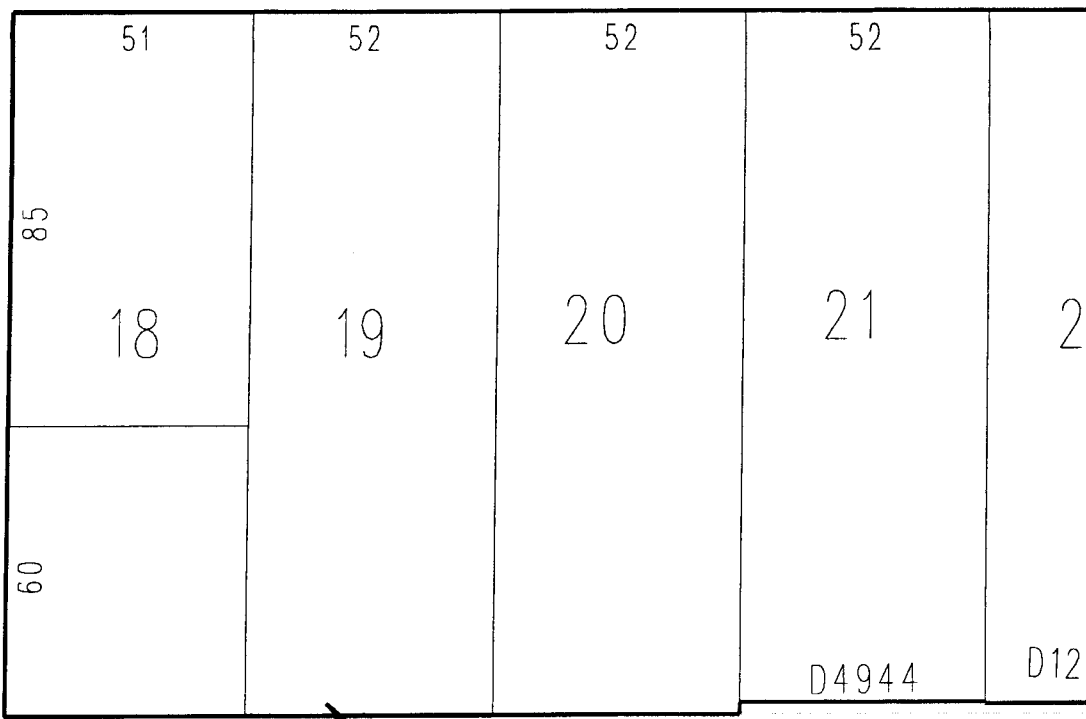
AVENUE

COMER

95

45

70



**H.P. KEYES TRACT**  
**7/27 S.B. CO.**

## ◆ CITY OF RIVERSIDE, CALIFORNIA ◆

40-1  
40-2

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



Scale: 1" = 40'

Drawn by: scurtis

Date: 10/19/05

Subject: 05-3554 - 3542 Comer Ave

15606