

When recorded mail to:

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

DOC # 2011-0325836

07/26/2011 10:58A Fee:NC

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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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Project: Snowberry Senior Apartments  
A.P.N. 193-122-025

D - 16689



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SNOWBERRY SENIOR APARTMENTS, L.P., a California limited partnership**, as Grantor, grants 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 **waterline 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, reconstructing,

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maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **waterline facilities.**

Dated July 12, 2011

**SNOWBERRY SENIOR APARTMENTS,  
L.P., a California limited partnership**

**By: Riverside Charitable Corporation, a  
California nonprofit public benefit  
corporation  
Its Managing General Partner**

By Stewart Hall

Stewart Hall  
(print name)

Title Secretary

By Ken Robertsen

Ken Robertsen  
(print name)

Title President



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State of California

County of Orange } ss

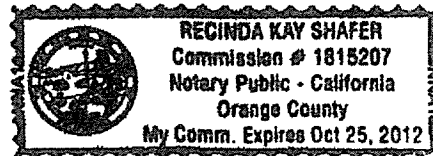
On July 12, 2011, before me, Recinda Kay Shafer, Notary Public,  
notary public, personally appeared, Stewart G. Hall and Kenneth  
Robertson

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.

Recinda Kay Shafer  
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 06, 2005 and the grantee  
consents to recordation thereof by its duly authorized officer.

Dated 7/21/11

CITY OF RIVERSIDE

By [Signature]  
Real Property Services

SNOWBERRY WATERLINE EASEMENT.DOC

**APPROVED AS TO FORM**  
[Signature]  
**SUPERVISING DEPUTY CITY ATTORNEY**

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**EXHIBIT "A"**

**A.P.N. 193-122-025  
Waterline Easement**

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

That portion of Lot 2 in Block 7 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at the most northerly corner of Lot 1 of Tract 2748, as shown by map on file in Book 49, Pages 9 and 10 of Maps, records of Riverside County, California;

THENCE North 56°00'17" East, along the northwesterly line of said Lot 2 and along the westerly half-width right-of-way line of Colorado Avenue, 40.00 feet half-width, a distance of 96.37 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE continuing on said northwesterly line and along said right-of-way line North 56°00'17" East a distance of 84.97 feet;

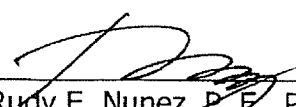
THENCE departing said right-of-way line, South 01°00'43" West a distance of 18.31 feet to a line that is parallel with and distant 15.00 feet southeasterly, as measured from right angles, from said northwesterly line;

THENCE paralleling said right of way line, and 15.00 feet southeasterly, South 56°00'17" West a distance of 58.79 feet to an angle point;

THENCE North 80°15'10" West a distance of 21.69 feet to the POINT OF BEGINNING;

Containing: 1,078 square feet, more or less.

This Description was prepared by me  
Or under my direction:

  
Rudy E. Nunez, P. E. P.L.S.  
PLS No. 7394 Exp. 12/31/11  
March 15, 2011



DESCRIPTION APPROVAL

BY: 

4/6/2011

DATE

FOR: MARK S. BROWN  
CITY SURVEYOR

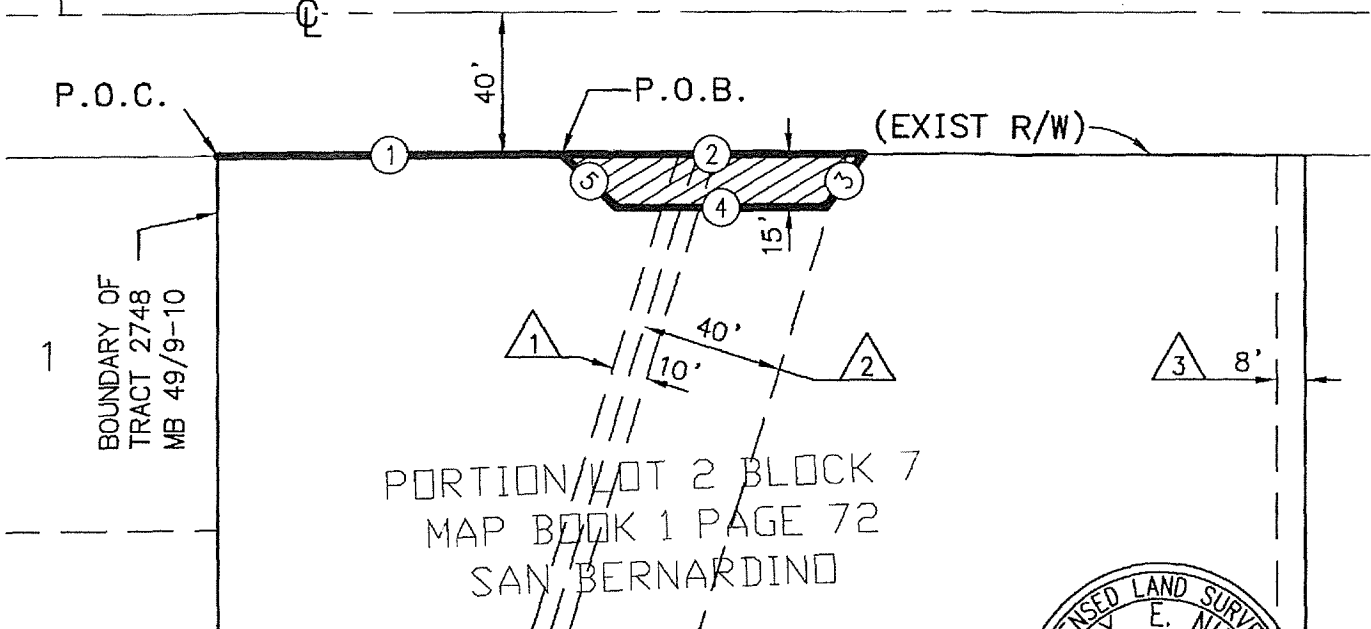
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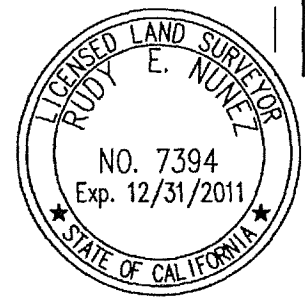
TEXAS  
AVE.

COLORADO AVENUE



**EXISTING EASEMENTS**

- 1 10' WIDE EASEMENT TO CITY OF RIVERSIDE  
RECORDED JUNE 15, 1962 INST. NO. 56283 O.R.
- 2 40' WIDE EASEMENT TO MWD RECORDED FEB. 18, 1977 INST.  
NO. 77-27567 O.R.
- 3 8' WIDE PRIVATE ACCESS EASEMENT RECORDED MARCH 25,  
1966 INST. NO. 31410 O.R.



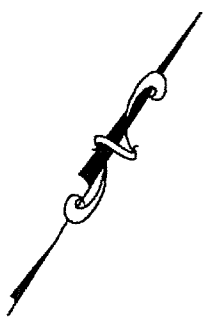
PREPARED UNDER THE  
SUPERVISION OF:

THIS PLATE IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE  
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

**LEGEND**

- P.O.B = POINT OF BEGINNING
- P.O.C = POINT OF COMMENCEMENT
- PROPOSED EASEMENT DEDICATION

LINE DATA		
○	DELTA/BRG	LENGTH
1	N56°00'17"E	96.37'
2	N56°00'17"E	84.97'
3	S01°00'43"W	18.31'
4	S56°00'17"W	58.79'
5	N80°15'10"W	21.69'



*Rudy E. Nunez*  
RUDY E. NUNEZ  
L.S. 7394 EXP 12/31/11

DATE: 3-15-11 | SCALE: 1"=50'  
LOCATION:  
PORTION OF LOT 2 IN BLOCK 7 OF  
THE RIVERSIDE LAND AND  
IRRIGATING COMPANY PER MAP BOOK  
1 PAGE 72 OF SAN BERNARDINO  
COUNTY RECORDS

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