

DOC # 2015-0193054

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Recorded in Official Records

County of Riverside

Peter Aldana

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: P14-1004 Blanket PUE
A.P.N's.: 145-304-001 & 145-304-002
Address: 9505 Magnolia Avenue

D- 17171



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Evergreen-Magnolia & Van Buren NWC, LLC, an Arizona 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 BLANKET 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 BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

Dated 4/3/15

EVERGREEN-MAGNOLIA & VAN BUREN NWC,
L.L.C., an Arizona limited liability company

By: Evergreen Development Company-2014,
L.L.C., an Arizona limited liability company
Its: Manager

By: Evergreen Devco, Inc.,
a California corporation
Its: Manager

By: [Signature]

Name: Laura Ortiz

Its: Managing Principal

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 Arizona
~~California~~

County of Maricopa } ss

On April 3, 2015, before me, Peggy Doane,
notary public, personally appeared, Laura Ortiz

Managing Principal,
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.



Peggy Doane
Notary Signature

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

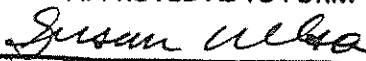
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

DATED May 6, 2015

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

APPROVED AS TO FORM


DEPUTY CITY ATTORNEY

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EXHIBIT "A"

LEGAL DESCRIPTION: LOT MERGER

PROJECT: P14-1004

A.P.N.: 145-304-001 & 145-304-002

LOTS 2, 3 AND A PORTION OF LOT 1 IN BLOCK 11 OF THE VILLAGE OF ARLINGTON, IN THE CITY OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 62 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 3;

THENCE, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 1, 2 AND 3, NORTH 55°59'33" EAST 140.00 FEET TO A POINT DISTANT 6.00 FEET SOUTHWESTERLY FROM THE INTERSECTION OF SAID NORTHWESTERLY LINE WITH A LINE PARALLEL WITH AND 4.00 FEET DISTANT SOUTHWESTERLY, MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF SAID LOT 1;

THENCE, SOUTH 58°48'13" EAST 14.32 FEET TO A POINT DISTANT 13.00 FEET SOUTHEASTERLY MEASURED ALONG SAID PARALLEL LINE FROM SAID INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID LOT 1;

THENCE, ALONG SAID PARALLEL LINE, SOUTH 34°01'59" EAST 137.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1;

THENCE, ALONG THE SOUTHWESTERLY LINE OF SAID LOTS, SOUTH 55°59'33" EAST 146.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 3;

THENCE, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, NORTH 34°01'59" WEST 150.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 21,861± SQ. FT.



PREPARED BY ME OR UNDER MY SUPERVISION

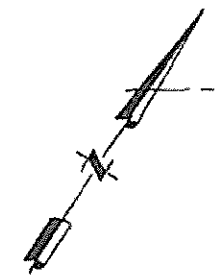
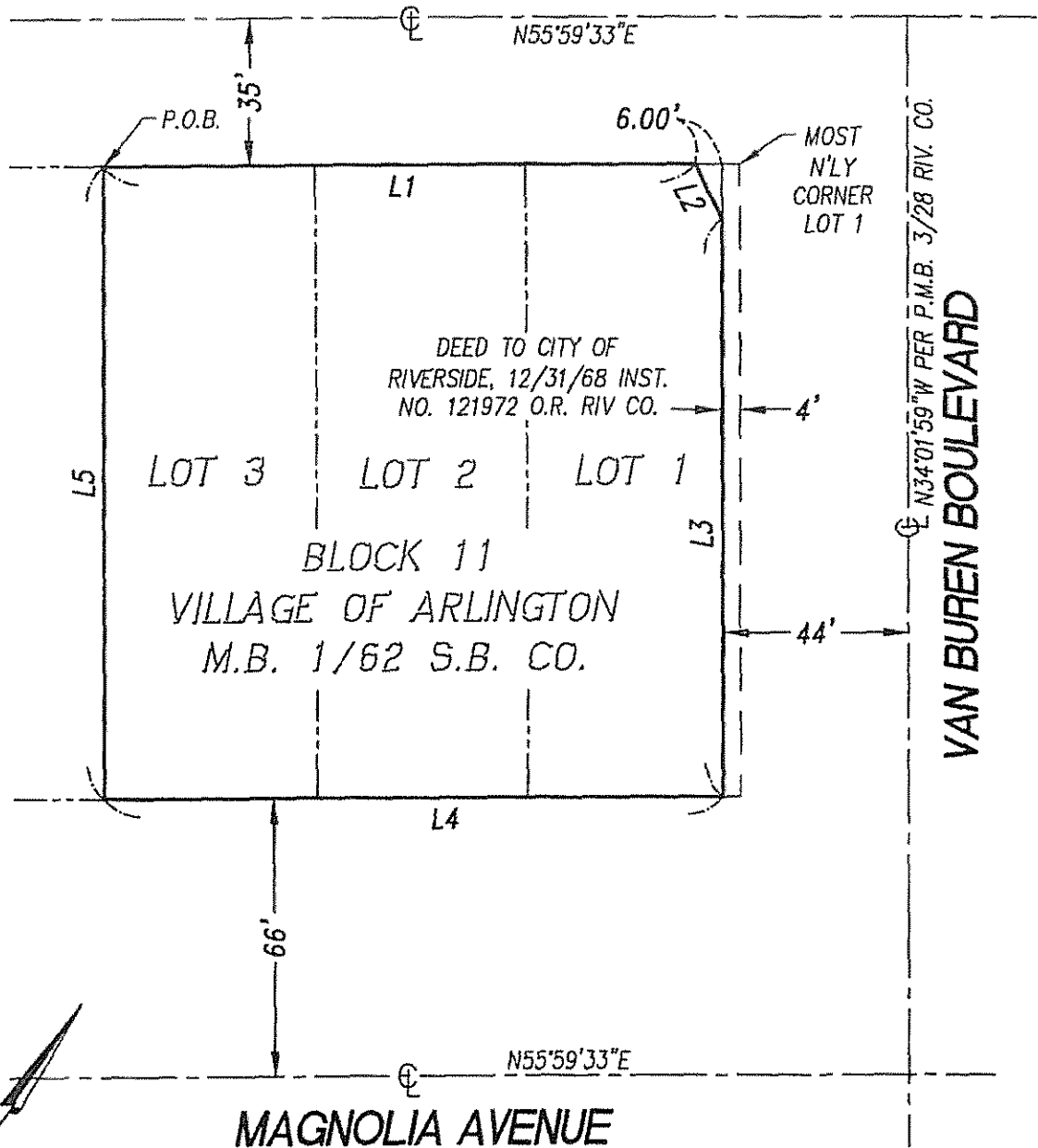
DATE MAR 19 2015

DAVID R. GRAY, P.L.S. NO. 5239 EXPIRES: 06/30/15



LOT MERGER

MILLER STREET



SCALE: 1"=40'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N55°59'33"E	140.00'
L2	S58°48'13"E	14.32'
L3	S34°01'59"E	137.00'
L4	S55°59'33"W	146.00'
L5	N34°01'59"W	150.00'

PREPARED BY:

DAVID R. GRAY, INC.

621 VIA ALONDRA, SUITE 609
 CAMARILLO, CA 93012
 805-987-3945 FAX: 805-987-1655
 JOB NO. 1457 MAR 2015

D-17171

