



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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NCHG CC									50



FOR RECORDER'S OFFICE USE ONLY

D - 16288

Project: Van Buren Widening  
Jackson to SAR  
APN: 155-290-020  
Address: No Situs

**SLOPE EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **NEWSOME HOMES, INC., a California corporation, who acquired title as NEWSOME HOMES, INC.,** as Grantor, hereby grants 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 roadway slope and support purposes, in, on, under, through, over and along that certain real property that 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.

Said roadway slope and support easement is to be used for all purposes proper and convenient in the construction, reconstruction and maintenance of roadway slopes and supports, including the rights of ingress and egress, the temporary deposit of tools, equipment, machinery, vehicles, materials and supplies used in the performance of

said work, and for similar and related purposes by the City of Riverside, its officers, employees agents or contractors.

If, in the opinion of the City Engineer of the City of Riverside, the property at the northwest corner of Van Buren Boulevard and Arlington Avenue including the land within this Slope Easement has been graded or improved in such manner that the integrity and stability of the improvements within the adjacent public right of way cannot be adversely affected due to instability of earth within the Slope Easement area, the City of Riverside shall quit-claim the rights granted under this Slope Easement.

Dated Sept 17, 2008

**NEWSOME HOMES, INC.,  
a California corporation**

By: Nadia Miller

Print Name: NADIA MILLER

Title: PRESIDENT

By: [Signature]

Print Name: Steven K. Ledbetter

Title: V. P.



2008-0571472  
10/27/2008 08 00A  
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ACKNOWLEDGMENT

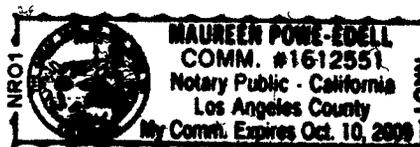
State of California )  
County of Los Angeles )

On September 17, 2008, before me, **Maureen Powe-Edell**, the undersigned Notary Public, personally appeared, **STEVEN K. LEDBETTER**, Vice President of Newsome Homes, Inc., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Maureen Powe-Edell  
(Notary Signature)



(Seal)

**ACKNOWLEDGEMENT**

State of California }  
County of Los Angeles } ss

On Sept. 19, 2008 before me Maureen Powe-Edell, NOTARY PUBLIC,  
personally appeared NADIA MILLER  
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.

Maureen Powe-Edell  
Notary Signature



**CERTIFICATE OF ACCEPTANCE**  
**(Government Code Section §21027)**

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

Dated 10/22/08

**CITY OF RIVERSIDE**

By: Amelia M. Valeri

APPROVED AS TO FORM

Susan Wilson  
DEPUTY CITY ATTORNEY

2008-05/14/2  
10/27/2008 08:09A  
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**EXHIBIT "A"**

**SLOPE EASEMENT**

APN: 155-290-020

THAT PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF RANCHO LA SIERRA FILED IN BOOK 6, PAGE 70, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT INTERSECTION OF THE NORTHERLY LINE OF THAT PARCEL OF LAND CONVEYED TO M.B. HOWARD ET UX BY DEED RECORDED JUNE 15, 1946 AS INSTRUMENT NO. 2359, OFFICIAL RECORDS OF SAID COUNTY, WITH A LINE THAT IS PARALLEL WITH AND DISTANT 65.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF VAN BUREN BOULEVARD AS SHOWN BY PARCEL MAP ON FILE IN BOOK 10, PAGE 11 OF PARCEL MAPS, OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTH 89°02'31" WEST, 7.00 FEET ALONG SAID NORTHERLY LINE TO A LINE THAT IS PARALLEL WITH AND DISTANT 72.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE;

THENCE NORTH 00°57'29" EAST, ALONG SAID PARALLEL LINE, 204.44 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND CONVEYED TO JESSIE B. COALSON BY DEED RECORDED NOVEMBER 16, 1959 IN BOOK 2581, PAGE 420, OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 89°02'31" EAST, 7.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL CONVEYED TO JESSIE B. COALSON TO A LINE THAT IS PARALLEL WITH AND DISTANT 65.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE;

THENCE SOUTH 00°57'29" WEST, 204.44 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 1,431 SQUARE FEET (0.032 ACRES), MORE OR LESS.

THIS LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION:

Peter J. Fitzpatrick                      Dec. 24, 2007  
PETER J. FITZPATRICK, P.L.S. 6777                      DATE  
LICENSE EXPIRES 9/30/2008

**DESCRIPTION APPROVAL:**  
Mark S. Brown                      1/23/08  
MARK S. BROWN                      DATE  
CITY SURVEYOR

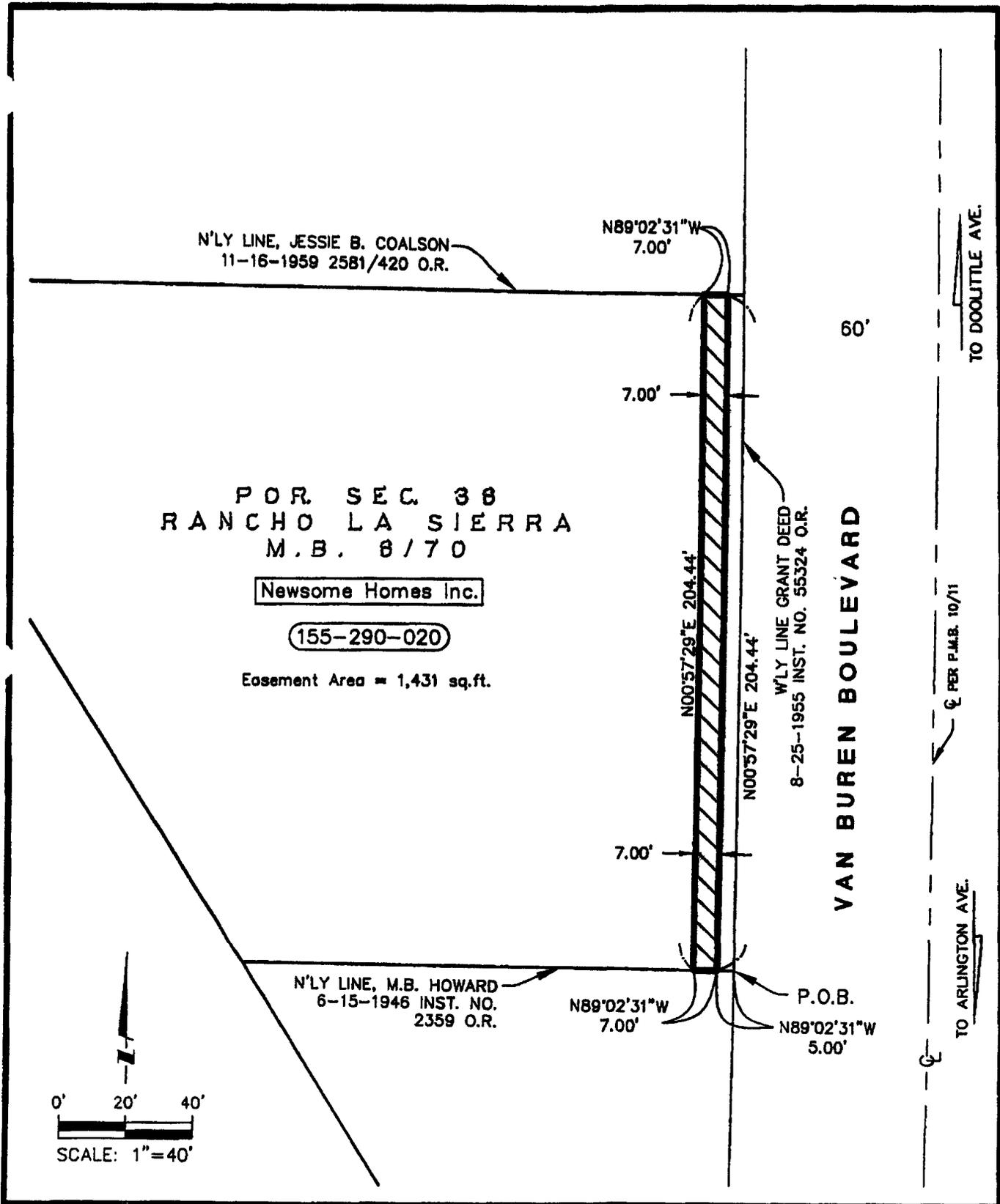


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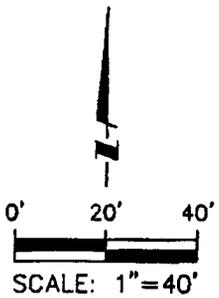


POR. SEC. 38  
 RANCHO LA SIERRA  
 M.B. 6/70

Newsome Homes Inc.

155-290-020

Easement Area = 1,431 sq.ft.



• CITY OF RIVERSIDE, CALIFORNIA •

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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	APN: 155-290-020
SCALE: 1" = 40'	DRAFTED: KVO	DATE: 12/20/2007	CHECKED: PJF
SUBJECT: VAN BUREN BLVD. WIDENING / SLOPE EASEMENT			



16288



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

SEPT. 19, 2008, BEFORE

Date: 10-27-08

Signature: Michi Lewis

Print Name: MICKI LEWIS

