

DOC # 2015-0024631

01/21/2015 01:24P Fee:NC

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Recorded in Official Records

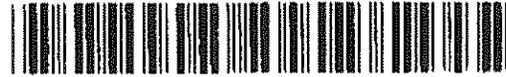
County of Riverside

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

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Project: 3480 University Avenue  
A.P.N 213-311-001  
Water Backflow Device

**EASEMENT FOR WATER BACKFLOW  
DEVICE INSPECTION**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Aurea Vista Trust, as Grantor grants to the City of Riverside, a California charter city and municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for inspection and approval of a water backflow device, together with all necessary appurtenances, in, under, over and along that certain real property as described and depicted 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 enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other materials 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 inspecting and approving said water backflow device.

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Grantor acknowledges that Grantee's responsibility to construct, reconstruct, maintain, operate, repair, replace and remove said water backflow device, together with all necessary appurtenances, will cease at the demarcation point as described in Exhibit "A" and that Grantor is responsible to construct, reconstruct, maintain, operate, repair, replace, remove and inspect said facilities beyond the demarcation point described herein.

Except as to the sole negligence or willful misconduct of the Grantee, Grantor will, insofar as it may legally do so, indemnify and hold Grantee harmless from and against any of all claims, demands, suits, judgments, expenses and costs on account of injury to or death of, any person, of loss of or damage to property, arising out the inspection and approval of said water backflow device.

This Easement shall run with the land and shall be binding upon and inure to the benefit of Grantee. Grantor, their heirs, successors and assigns in interest, shall be bound by all the terms and conditions contained in this easement document and all the parties thereto shall be jointly and severally liable thereunder.

**Aurea Vista Trust**

By: 

By: 



ACKNOWLEDGMENT

State of CALIFORNIA } ss  
County of RIVERSIDE

December 22, 2014

On ~~December 22, 2014~~ before me, Kim M. Jennison, a notary public, personally appeared Robert Edward Freeman + Michelle Maguerite Freeman 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.

Kim M. Jennison  
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, California, a municipal corporation, is here by accepted by the undersigned officers 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 this duly authorized officer.

Date 1-13-15

**CITY OF RIVERSIDE**

By [Signature]

David Welch  
Real Property Services Manager

APPROVED AS TO FORM:

[Signature]  
Deputy City Attorney



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**EXHIBIT A  
LEGAL DESCRIPTION**

**APN:213-311-001**

That Portion of Block 8, Range 4 of the Town of Riverside, as shown by map recorded in Book 7, Page 17 of Maps, Records of San Bernardino County, California, more particularly described as follows

Beginning at the Northwest corner of said Block 8, Range 4;

Thence Easterly on the Southerly line of University Avenue (formerly Eighth Street), 72 feet;

Thence at right angle southerly and parallel with the Easterly line of Lemon Street, 160 feet;

Thence at a right angle westerly and parallel with the southerly line of University Ave (formerly Eighth Street), 72 feet to the Easterly line of Lemon Street;

Thence Northerly along the Easterly line of Lemon Street, 160 feet to the Point of Beginning.

Contains 11,520 square feet, more or less.

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

  
\_\_\_\_\_  
Jeffrey M. Barnes, PLS 7663, Exp. 12-31-14

10/28/2014  
Date



DESCRIPTION APPROVAL:

  
\_\_\_\_\_  
CURTIS C. STEPHENS, L.S. 7519      DATE  
CITY SURVEYOR

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01/21/2015 01 P4P  
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CERTIFICATE OF TRUSTEE

THE UNDERSIGNED HEREBY CERTIFY THAT:

The persons named below ("Trustees") have been duly appointed as Trustees of the trust (the "Trust") created pursuant to the following described trust agreement: Aurora Vista TRUST, dated: Mar. 22, 2012.

This Certification of Trust is given by each of the Trustees voluntarily pursuant to Section 18100.5 of the California Probate Code and under penalty of perjury, intending that the facts set forth herein be relied upon by the City of Riverside ("City") as true and correct.

- (1) The Trust is in existence as of this date and evidenced by a Trust instrument executed on March 22, 2012
- (2) The names of the currently acting Trustees are: Shirley Ann Freeman, Robert Edwin Freeman and Michelle Freeman
- (3) The powers of the Trustees include the power to do, or perform, all of the acts and things on behalf of the Trust set forth in the (i.e. Lease Agreement) \_\_\_\_\_.
- (4) The Trust is revocable: YES  NO \_\_\_\_\_. If yes, the names of the persons holding any power to revoke the Trust are: \_\_\_\_\_
- (5) Execution: (fill in the applicable execution requirement):
  - a) The following Trustee, acting alone, can sign or act to bind the Trust: ANY ONE TRUSTEE
  - b) The following Trustees must sign or act together to bind the Trust: \_\_\_\_\_
- (6) Title to Trust assets is to be taken in the name of Shirley Ann Freeman
- (7) Trustees hereby certify that the Trust has not been revoked, modified or amended in any manner which would cause the representations contained in this Certification of Trust to be incorrect and this Certification of Trust is being signed by all of the currently acting Trustees of the Trust or a Trustee authorized to act alone. Trustees acknowledge and agree that the City may require Trustees to provide copies of excerpts from the trust instrument and amendments which designate the Trustees the power to act in these transactions, and that the City may require such further identification or legal opinion supporting the Trustees' authority and power as the City shall deem necessary and prudent. The City shall have no responsibility to know or interpret the terms of the Trust instrument and to confirm the appointment of the successor trustees.

TRUSTEES FURTHER CERTIFY THAT the persons named above are duly authorized to act on behalf of the Trust in the manner described above; that I am familiar with the purpose of the (i.e. Lease Agreement): \_\_\_\_\_; that said transaction is to be used for a legitimate trust purpose and for the benefit of the Trust and its beneficiaries; and, that the certifications set forth herein shall remain in full force and effect until written notice of their revocation shall have been delivered to and received by the City. Any such notice shall not affect any of the Trust's agreements or commitments in effect at the time notice is given.

I/We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that I/we have received a copy of this document.

Date: \_\_\_\_\_

Trustee: [Signature]  
(Signature)  
Robert Edwin Freeman  
(Print Name)

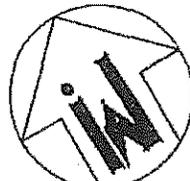
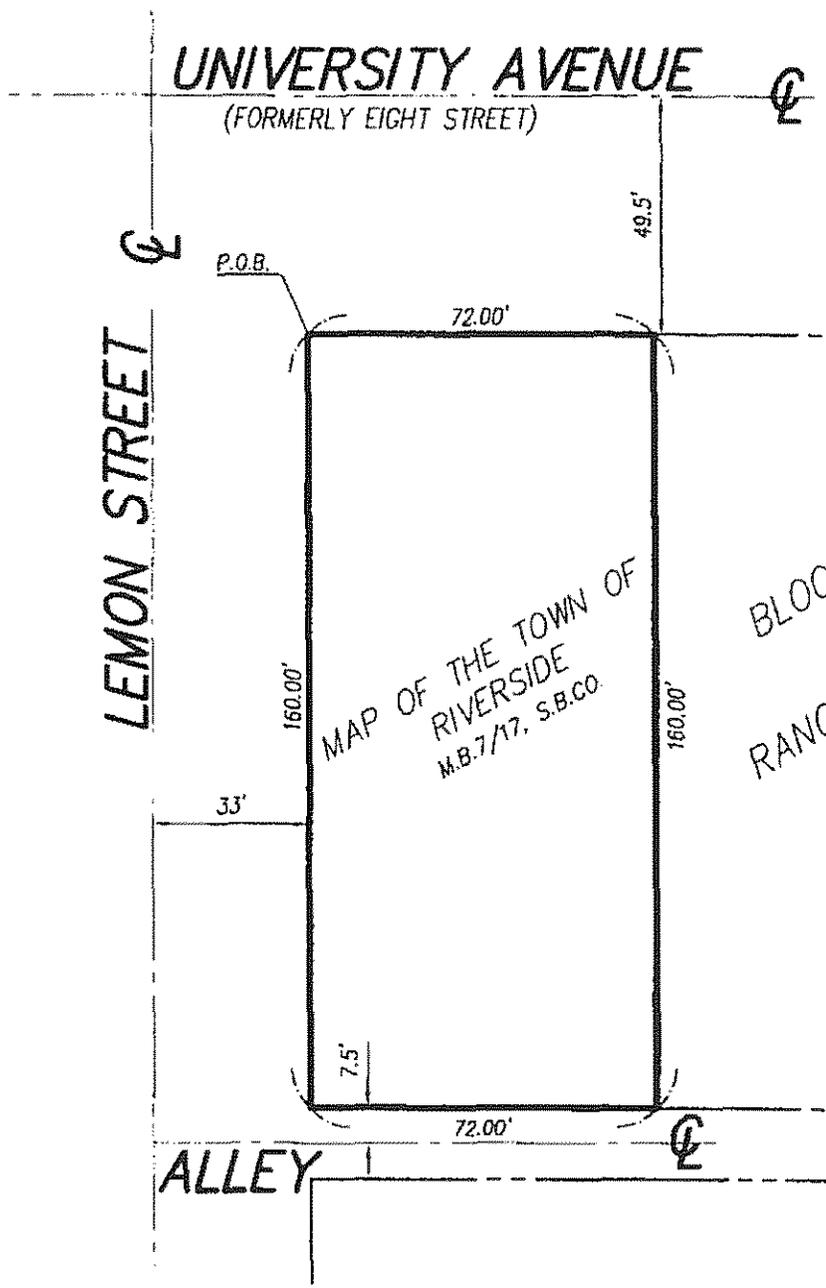
Date: Dec. 10, 2014

Trustee: [Signature]  
(Signature)  
Michelle Freeman  
(Print Name)

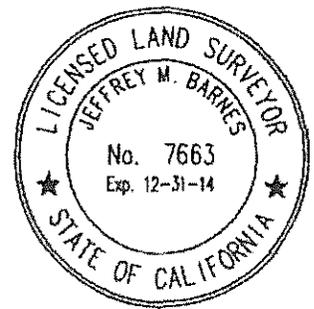




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SCALE: 1" = 40'



NOTE:  
THIS PLAT IS SOLELY AN AID IN LOCATING THE ATTACHED  
DESCRIPTION AND IS NOT CONSIDERED A PART THEREOF.

**iW CONSULTING ENGINEERS, INC.**

- CIVIL ENGINEERING
- LAND PLANNING
- AERIAL MAPPING
- SURVEYING
- ENTITLEMENTS
- GOVERNMENT RELATIONS

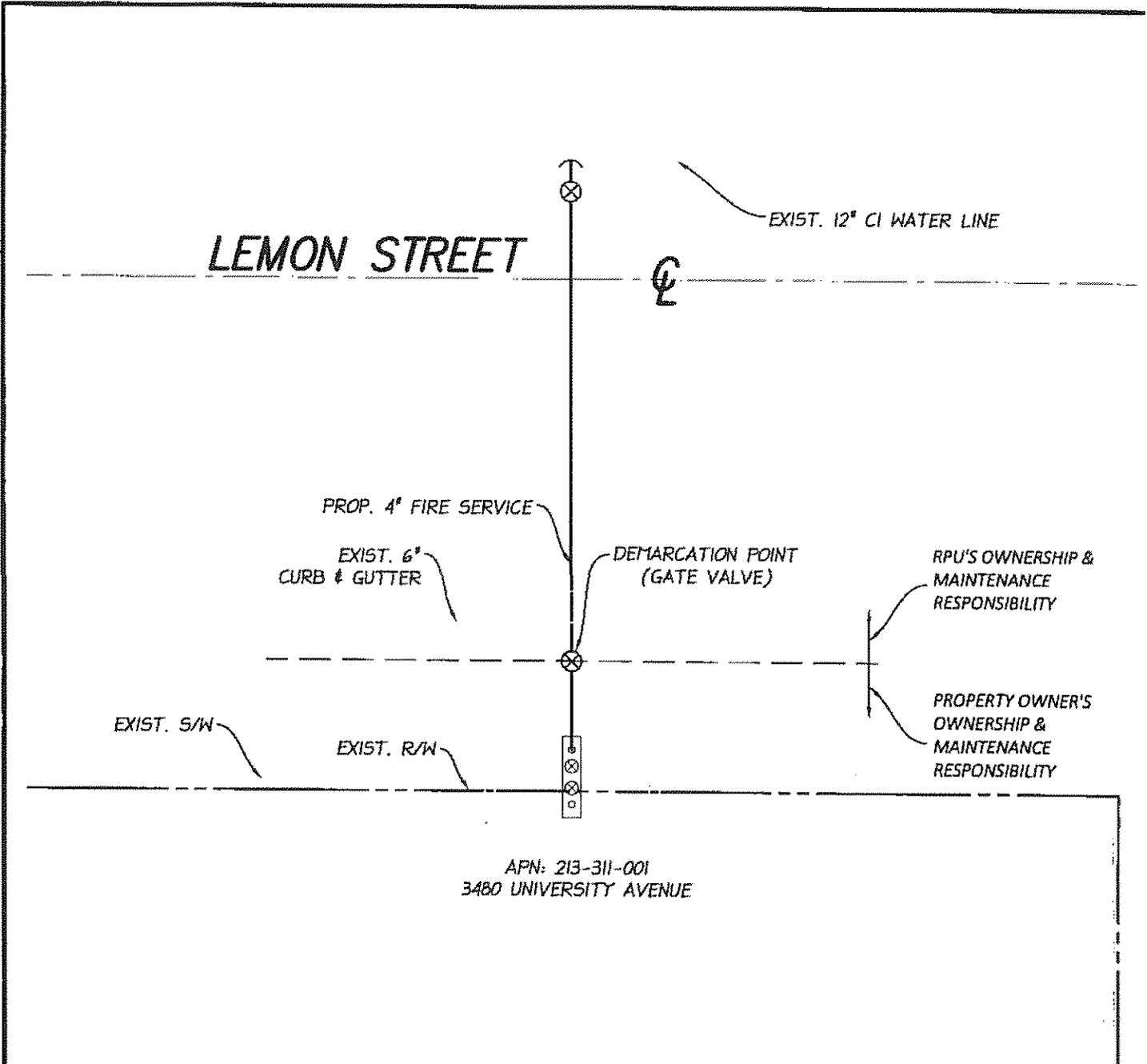
3544 UNIVERSITY AVENUE TEL: 951.905.5300  
RIVERSIDE, CA 92501 FAX: 951.905.5302  
WWW.IWCEI.COM

**EXHIBIT B**

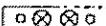
**WATER LINE EASEMENT**

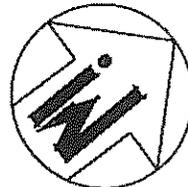
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DATE: 10/2014
SCALE: 1" = 40'
PAGE: 1 of 1

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# LEGEND

 FIRE BACKFLOW PREVENTER



SCALE: 1"=10'

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**iw** CONSULTING ENGINEERS, INC.

- CIVIL ENGINEERING
- LAND PLANNING
- AERIAL MAPPING
- SURVEYING
- ENVIRONMENTALS
- GOVERNMENT RELATIONS

3544 UNIVERSITY AVENUE TEL: 951.905.5300  
RIVERSIDE, CA 92501 FAX: 951.905.5302  
WWW.IWCEI.COM

**EXHIBIT B**

**DEMARCATON EXHIBIT**

W.O. 483.001
BY: JMB
DATE: 10/2014
SCALE: 1"=10'
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