

DOC # 2013-0032961

01/22/2013 01:24P Fee:NC

Page 1 of 9

Recorded in Official Records

County of Riverside

Larry W. Ward

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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			9						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
nchg cc					T:		CTY	UNI	509

FOR RECORDER'S OFFICE USE ONLY



Project: P11-0777  
APN: 146-182-081, 082, 084 - 086  
Address: 4901 La Sierra Ave.

**D- 16850**



**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **John William Friesmuth, Jr. and Rhonda K. Jacobs, Trustees of The Golden Rule Family Trust**, dated **May 25, 2011**, 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.**

Said **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES** shall only be constructed in areas outside of existing building footprints, or approved building footprints shown on a plot plan and any subsequent alterations or modifications thereto as approved by the Grantee. Grantor, their successors and assigns agree that all costs associated with the modification or alteration of any constructed **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES** shall be borne by Grantor.



2013-0032961  
01/22/2013 01:24P  
2 of 8

Date: 12-4-2012

John William Friesmuth, Jr. and Rhonda K. Jacobs, Trustees of The Golden Rule Family Trust, dated May 25, 2011

[Signature]  
John William Friesmuth, Jr., Trustee

[Signature]  
Rhonda K. Jacobs, Trustee

State of California

County of RIVERSIDE } ss

On 12-04-2012, before me, JENNIFER JOHNSON,

notary public, personally appeared, JOHN WILLIAM FRIESMUTH JR AND RHONDA K. JACOBS

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.

[Signature]  
Notary Signature



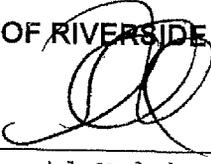
2013-0032961  
01/22/2013 01:24P  
3 of 9

**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.

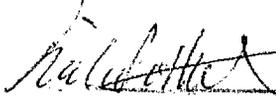
DATED 1/17/13

CITY OF RIVERSIDE

By: 

David Welch  
Real Property Services Manager

RECORDED AS TO FORM  
CITY CLERK'S OFFICE

  
City Attorney



2013-0032961  
01/22/2013 01:24P  
4 of 9

EXHIBIT A  
BLANKET P.U.E.

FIVE POINTS

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

Parcel "A"

That portion of Lot "P" and Lot 2 in Block 59 of Tract No. 2 of La Sierra Heights as shown by map on file in Book 7 of Maps, at Page 66 thereof, Records of Riverside County, California, described as follows:

Beginning at the most Westerly corner of Bogart Avenue as described in Final Order of Condemnation recorded March 24, 1976 as Instrument no. 38559, Official Records of Riverside County, California;

Thence S.26°25'03"E. along the Westerly line of said Bogart Avenue, a distance of 193.51 feet to the Northwesterly line of Bushnell Avenue as shown on La Sierra Gardens by map on file in Book 11 of Maps, at Pages 42 through 50 thereof, Records of Riverside County, California;

Thence S.44°54'19"W. along said Northwesterly line, a distance of 208.66 feet to the most Easterly corner of that certain parcel of land as described in Deed to the City of Riverside recorded November 24, 1975 as Instrument no. 146286, Official Records of Riverside County, California;

Thence S.89°54'19"W. along the Northeasterly line of said parcel described to the City of Riverside by Instrument no. 146286, a distance of 3.64 feet to an angle point therein;

Thence N.62°50'20"W. along said Northeasterly line, a distance of 22.09 feet to a line that is parallel and distant 48.00 feet Northeasterly, as measured at right angles from planned street centerline (P-19) of La Sierra Avenue (Holden Avenue) adopted by the City Council of the City of Riverside, by Resolution No. 13596 on January 16, 1979;

Thence N.29°30'54"W. along said parallel line, a distance of 232.14 feet to the Southwesterly prolongation of the Northwesterly line of Lot 2 of Assessor's Map No. 23 recorded in assessor's map Book 1, at Page 28 thereof, Records of Riverside County, California;

Thence N.61°16'19"E. along said prolongation and the Northwesterly line of said Lot 2 and Lot 9 of said Assessor's Map No. 23, a distance of 226.78 feet to the point of beginning.

**SUBJECT TO AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET AND HIGHWAY PURPOSES** within that portion of Lot "P" of said Tract No. 2 of La Sierra Heights, being a strip of land 5.00 feet in width, the Southwesterly line being described as follows:

Beginning at the most Northerly corner of that certain parcel of land as described in Deed to the City of Riverside recorded October 28, 1977 as Instrument no. 215670, Official

2013-06032061  
01/22/2013 01:24P  
5 of 9



Records of Riverside County, California, said corner being the intersection of a line that is parallel and distant 48.00 feet Northeasterly, as measured at right angles from planned street centerline (P-19) of La Sierra Avenue (Holden Avenue) adopted by the City Council of the City of Riverside, by Resolution No. 13596 on January 16, 1979 and the Southwesterly prolongation of the Northwesterly line of Lot 2 of said Assessor's Map No. 23;

Thence S.29°30'54"E. along said parallel line, a distance of 232.14 feet to the Northeasterly line of that certain parcel of land as described in Deed to the City of Riverside recorded November 24, 1975 as Instrument no. 146286, Official Records of Riverside County, California, being the termination of said line description.

The sidelines of said strip of land 5.00 feet in width shall be prolonged or shortened to terminate in the Southwesterly prolongation of the Northwesterly line of Lot 2 of said Assessor's Map No. 23 and the Northeasterly line of said parcel described to the City of Riverside as Instrument no. 146286.

**ALSO SUBJECT TO AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET AND HIGHWAY PURPOSES** within that portion of Lot 2 in said Block 59, described as follows:

Beginning at the Easterly corner of Lot 8 of said Assessor's Map No. 23;

Thence N.26°24'41"W. along the Northeasterly line of said Lot 8, a distance of 10.56 feet to a line parallel and distant 30.00 feet Northwesterly, measured at right angles from the centerline of said Bushnell Avenue;

Thence S.44°54'19"W. along said parallel line, a distance of 22.81 feet;

Thence Southwesterly on a curve concave Northwesterly, having a radius of 103.00 feet, through an angle of 15°00'00", an arc length of 26.97 feet;

Thence S.59°54'19"W., a distance of 49.67 feet;

Thence Westerly and Southerly on a curve concave Southeasterly, having a radius of 48.00 feet, through an angle of 80°22'32", an arc length of 67.34 feet to the Northwesterly line of said Bushnell Avenue;

Thence N.44°54'19"E. along said Northwesterly line, a distance of 150.12 feet to the point of beginning.

**ALSO SUBJECT TO AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET AND HIGHWAY PURPOSES** within that portion of Lot 2 in said Block 59, described as follows:

Beginning at the Southerly corner of Lot 9 of said Assessor's Map No. 23;

Thence N.26°24'41"W. along the Southwesterly line of said Lot 9, a distance of 10.56 feet to a line parallel and distant 30.00 feet Northwesterly, measured at right angles from the centerline of said Bushnell Avenue;

Thence N.44°54'19"E. along said parallel line, a distance of 41.44 feet;

2013-0032561  
01/22/2013 01:24P  
8 of 9



Thence N.09°15'00"E., a distance of 18.29 feet to the Southwesterly line of Bogart Avenue as described in Final Order of Condemnation recorded March 24, 1976 as Instrument no. 38559, Official Records of Riverside County, California;

Thence S.26°25'03"E. along said Southwesterly line, a distance of 21.81 feet to the Northwesterly line of said Bushnell Avenue;

Thence S.44°54'19"W. along said Northwesterly line, a distance of 52.70 feet to the point of beginning.

The above described parcel of land contains 1.034 acres, more or less.

**EXCEPTING THEREFROM ANY AND ALL ABUTTERS RIGHTS OF ACCESS APPURTENANT TO LA SIERRA AVENUE AND BUSHNELL AVENUE SO THAT LANDS ABUTTING THE ABOVE DESCRIBED PROPERTY SHALL HAVE NO RIGHT OF ACCESS OR EASEMENT OF ACCESS THERETO OVER AND ACROSS THE FOLLOWING DESCRIBED LINE:**

Beginning at the intersection of a line that is parallel and distant 53.00 feet Northeasterly, as measured at right angles from planned street centerline (P-19) of La Sierra Avenue (Holden Avenue) adopted by the City Council of the City of Riverside, by Resolution no. 13596 on January 16, 1979 and the Southwesterly prolongation of the Northwesterly line of Lot 3 of said Assessor's Map No. 23;

Thence S.29°30'54"E. along said parallel line, a distance of 179.02 feet to the Northeasterly line of that certain parcel of land as described in Deed to the City of Riverside recorded November 24, 1975 as Instrument no. 146286, Official Records of Riverside County, California;

Thence S.62°50'20"E. along said Northeasterly line, a distance of 12.99 feet;

Thence N.89°54'19"E. along said Northeasterly line, a distance of 3.64 feet to the Northwesterly line of Bushnell Avenue as shown on said La Sierra Gardens;

Thence N.44°54'19"E. along said Northwesterly line, a distance of 5.84 feet to the end of said line description.

Access Denial Line length – 201.49 feet.

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

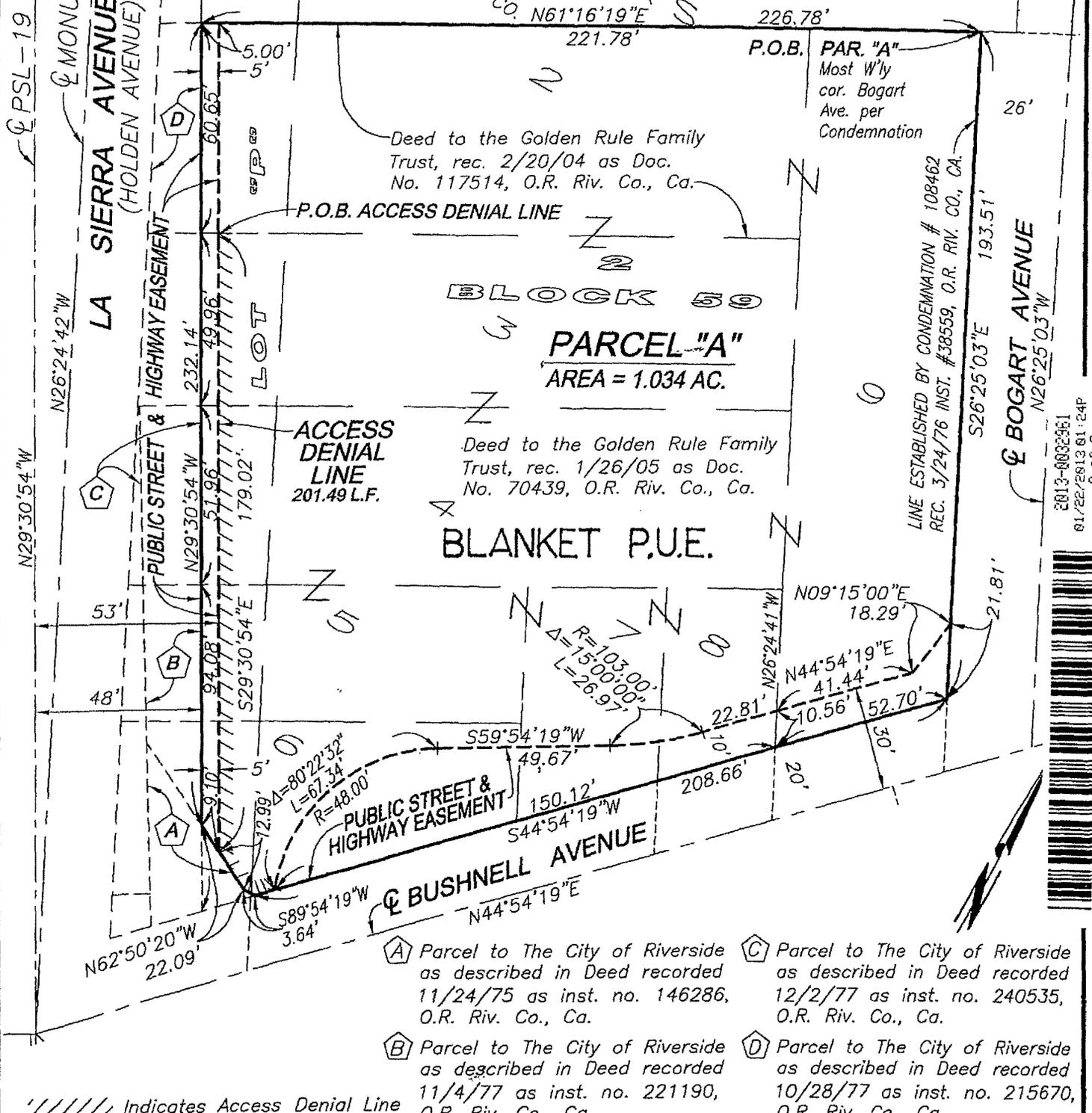
 11/12/09 Date E.V. Prep.  
Mark S. Brown, L.S. 5655 License Expires 9/30/11



2013-0832861  
8/22/2013 01:24P  
7 of 9

TRACT NO. 2  
LA SIERRA HEIGHTS  
M.B. 7/66

ASSESSOR'S  
NO. MAP 23  
A.M.B. 1/28 R.V. CO. N61°16'19"E



Deed to the Golden Rule Family Trust, rec. 2/20/04 as Doc. No. 117514, O.R. Riv. Co., Ca.

Deed to the Golden Rule Family Trust, rec. 1/26/05 as Doc. No. 70439, O.R. Riv. Co., Ca.

P.O.B. PAR. "A"  
Most W'ly cor. Bogart Ave. per Condemnation

LINE ESTABLISHED BY CONDEMNATION # 108462  
REC. 3/24/76 INST. #38559, O.R. Riv. Co., CA.

- (A) Parcel to The City of Riverside as described in Deed recorded 11/24/75 as inst. no. 146286, O.R. Riv. Co., Ca.
- (B) Parcel to The City of Riverside as described in Deed recorded 11/4/77 as inst. no. 221190, O.R. Riv. Co., Ca.
- (C) Parcel to The City of Riverside as described in Deed recorded 12/2/77 as inst. no. 240535, O.R. Riv. Co., Ca.
- (D) Parcel to The City of Riverside as described in Deed recorded 10/28/77 as inst. no. 215670, O.R. Riv. Co., Ca.

////// Indicates Access Denial Line

• CITY OF RIVERSIDE, CALIFORNIA •

16850

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: EV    DATE: 11/05/09    SUBJECT: FIVE POINTS PROJECT - GOLDEN RULE





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):

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

Date:

1-22-13

Signature:

SHERYN SMAY

Print Name:

SHERYN SMAY

