

When recorded mail to:

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

2015-0522077

12/01/2015 11:11 AM Fee: \$ 0.00

Page 1 of 5

Recorded in Official Records
County of Riverside
Peter Aldana
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)

1/1					R	A	Exam: 38		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
1	1								
SIZE	NCOR	SMF	INCHG	T	NCT/600				

Project: PW13-0480
Por. APN: 147-140-005
Address: 5101 Bushnell Avenue

D - 17252

(8)

GRANT OF EASEMENT

Khambhalvmata Krupa LLC, a California limited liability company, as Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby grant 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 public street and highway purposes, together with all rights to construct and maintain the same, as well as pedestrian walkway facilities, manufactured slopes, utilities, including but not limited to electric energy distribution, transmission and telecommunications facilities, waterline distribution and transmission facilities, sanitary sewers, storm drains, traffic signals and related electrical facilities, gas line facilities, and other improvements consistent with the use as a public street and highway, 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.

Date: 11/13/15

**Khambhalvmata Krupa LLC,
a California limited liability company**

By: *Mahesh Rawal*

By: _____

Print Name: Mahesh Rawal

Print Name: _____

Title: President

Title: _____

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 California

County of San Bernardino } ss

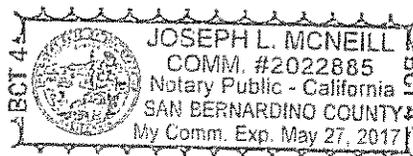
On November 13, 2015, before me, Joseph L. McNeill,

notary public, personally appeared, Mahesh Rawal

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.



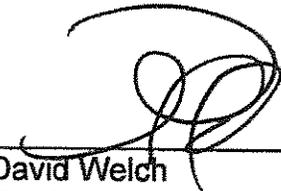
Joseph L. McNeill
Notary Signature

**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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated Nov. 23, 2015

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

APPROVED AS TO FORM:

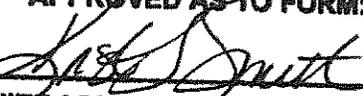
BY: 
CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"

Por. APN: 147-140-005
Public Street & Highway Esmt.

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

That portion of Lot 18 of Onwensia as shown by Map on file in Book 11 of Maps at Pages 98 and 99 thereof, Records of Riverside County, California, lying within a strip of land 8.00 feet in width, the Westerly line being described as follows:

Beginning at the Northwest corner of said Lot 18;

Thence S.17°15'40"W. along the Westerly line of said Lot 18, a distance of 75.00 feet to the Southerly line of that certain parcel of land described in Deed to Khambhalvmata Krupa, LLC, by document recorded March 22, 2013 as Document No. 2013-0139937, Official Records of Riverside County, California, said Southerly line also being parallel with the Northerly line of said Lot 18, being the termination of said line description.

The sidelines of said strip of land 8.00 feet in width shall be prolonged or shortened to terminate Northerly in the Northerly line of said Lot 18, and shall be prolonged or shortened to terminate Southerly in the Southerly line of said parcel described in Deed to Khambhalvmata Krupa, LLC.

The above described parcel of land contains 600 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.

Curtis C. Stephens 11/12/15 Prep. E.V.
Curtis C. Stephens, L.S. 7519 Date



EXHIBIT "B"

SHEET 1 OF 1



1430 E COOLEY DR. SUITE 120
COLTON, CA 92324
Office: (909) 440-2855
Fax: (909) 533-2263

www.aecmoreno.com

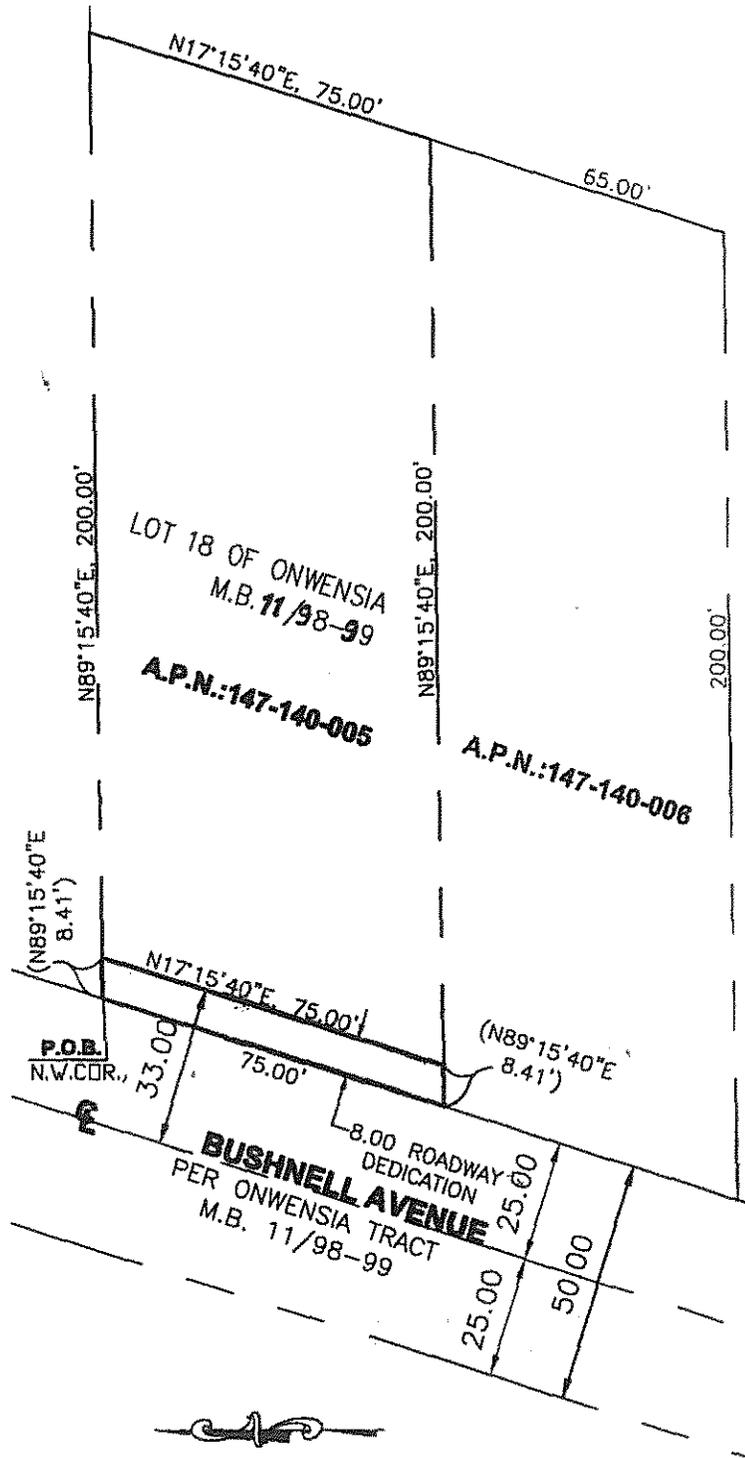
PUBLIC ROAD AND UTILITY EASEMENT
POR. OF SEC. 11, T3S, R6WEST
CITY OF RIVERSIDE

LEGEND:

 ROADWAY DEDICATION

NOTE:

BASIS OF BEARINGS IS TAKEN FROM THE THE CENTERLINE OF BUSHNELL AVENUE AS SHOWN BY MAP OF ONWENSIA, MB 11/98-99, BEING N17°15'40"E.



PREPARED UNDER THE SUPERVISION OF:

SIGNED 

