

2016-0232893

06/07/2016 04:46 PM Fee: \$ 0.00

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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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SIZE	NCOR	SMF	NCHG JT:	NCHG CC						

FOR RECORDER'S OFFICE USE ONLY

*o*

Project: 16-1145  
POR. APN: 230-283-007  
Address: 7651 Lincoln Avenue

**D - 17310**

**GRANT OF EASEMENT**

**Coast to Coast Properties, a California General Partnership, 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.**

Dated 5/2/16

**Coast to Coast Properties,  
a California General Partnership**

By: \_\_\_\_\_

By: James E. Thornell Jr.

Print Name: \_\_\_\_\_

Print Name: James E. Thornell Jr.

Title: \_\_\_\_\_

Title: Owner

**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 Riverside } ss

On May 2, 2016, before me, Jennifer J. Palmer,  
notary public, personally appeared, James E. Thornell Jr.

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

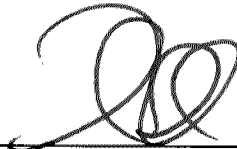


**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

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 June 6, 2016

**CITY OF RIVERSIDE**

By:   
David Welch  
Real Property Services Manager

**APPROVED AS TO FORM,  
CITY ATTORNEYS OFFICE**

BY   
Deputy City Attorney

**EXHIBIT "A"**

POR. APN: 230-283-007  
Public Street & Highway Esmt.

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

The Southeasterly 4.00 feet of Lot 7 of Monterey Subdivision as shown by Map on file in Book 12 of Maps at Page 24 thereof, Records of Riverside County, California.

The above described parcel of land contains 187 square feet, more or less.

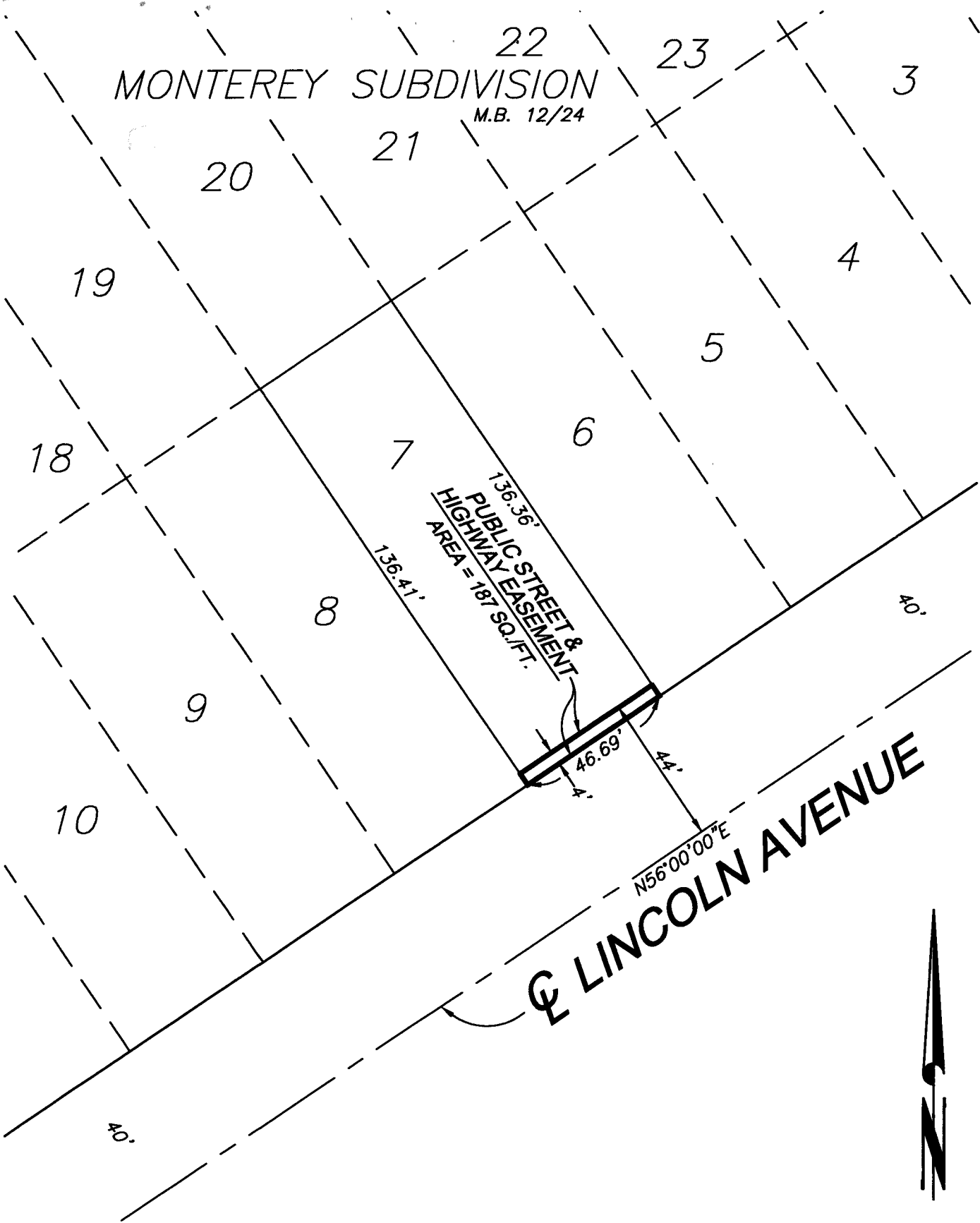
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 4/28/16 Prep. E.V.  
Curtis C. Stephens, L.S. 7519 Date



MONTEREY SUBDIVISION

M.B. 12/24



• CITY OF RIVERSIDE, CALIFORNIA •

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: 4/27/16

SUBJECT: 16-1145 - 7651 LINCOLN AVE. R/W