

When recorded mail to:

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

**2019-0210532**

06/12/2019 09:22 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)



FOR RECORDER'S OFFICE USE ONLY

Project: P19-0155 Lot Merger  
Address: 7043 Indiana Avenue

**D- 17529**

**GRANT OF EASEMENT**

**J & S Riverside 1, LLC**, 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.

J & S Riverside 1, LLC

5-16-19  
Dated

  
John Liguete, Managing Member  
And Chief Executive Officer

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

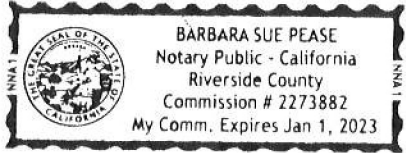
On May 16, 2019, before me, Barbara Sue Pease,  
notary public, personally appeared, John Liguete

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.

Barbara S Pease  
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. 23439 of said City Council adopted May 14th, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

DATED May 23, 2019

**CITY OF RIVERSIDE**

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

David Welch  
Community & Economic Development Director

**Approved as to Form:**

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

Ruthann M. Salera  
Deputy City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**GRANT OF EASEMENT**

PROJECT: P19-0155  
ADDRESS: 7043 INDIANA AVE.

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 4.00 FEET OF LOT 1 IN BLOCK 2 OF ORANGE ACRES, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 7 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CONTAINING 200 SQUARE FEET, MORE OR LESS.

PREPARED BY ME OR UNDER MY SUPERVISION:

3-27-2019  
*Gordon D. Edwards*

GORDON D. EDWARDS, PLS 6678



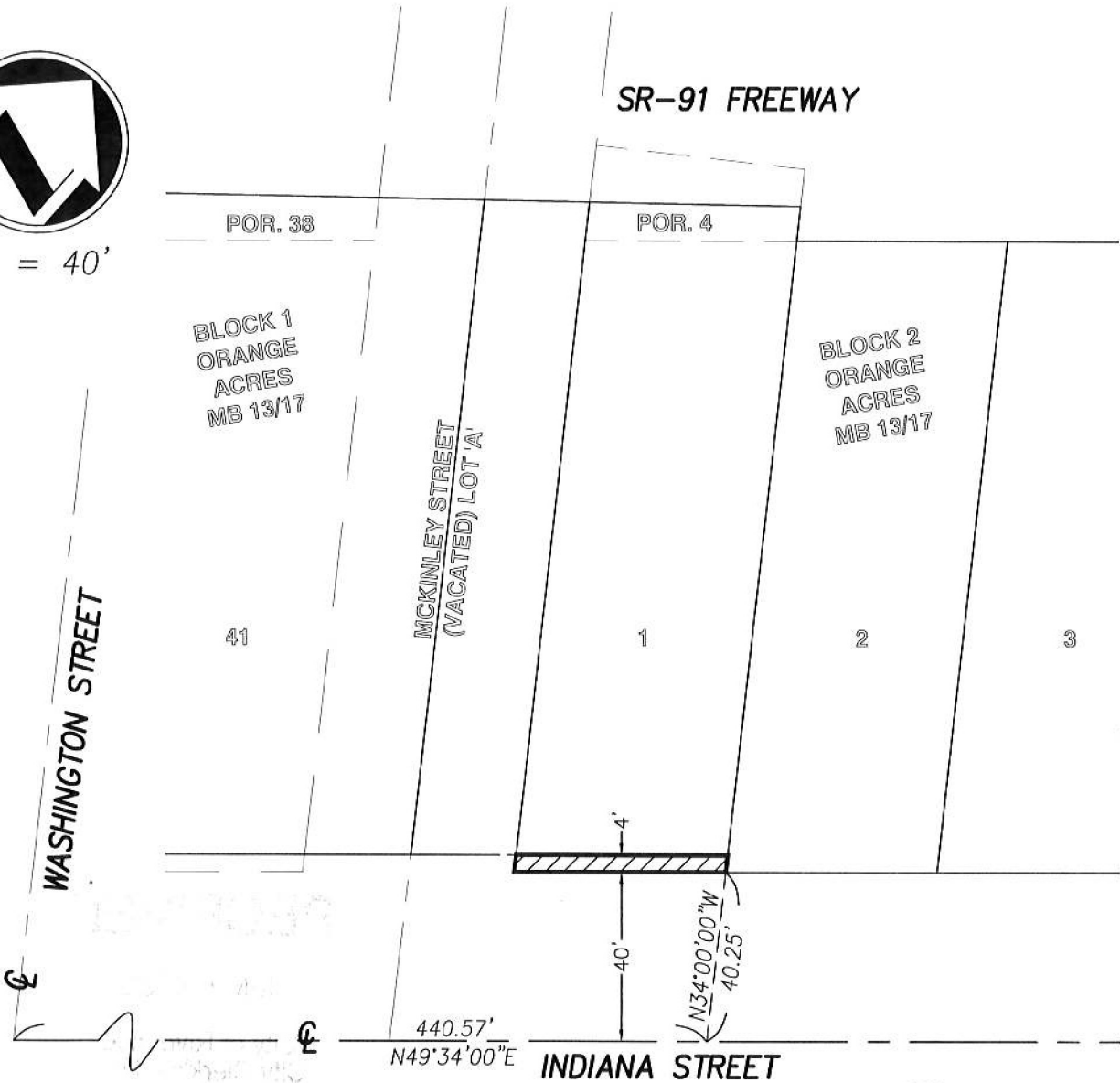
DESCRIPTION APPROVAL:

BY: *DB Well*      5/20/2019  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR



1" = 40'



PLAT PREPARED BY:

**adkan**  
**ENGINEERS**

CM Engineering Surveying Planning  
6879 Airport Drive, Riverside, CA 92504  
Tel:(951) 688-0241 · Fax:(951) 688-0599

JOB NO. 9502.C

DATE: 3-27-2019

CLIENT: J&S RIVERSIDE

APPROVED BY:

GORDON D. EDWARDS, PLS 6678

PLAT TO ACCOMPANY LEGAL  
DESCRIPTION FOR RIGHT OF  
WAY EASEMENT