

When recorded mail to:

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

**2020-0053652**

02/04/2020 02:34 PM 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)

6080

FOR RECORDER'S OFFICE USE ONLY

Project: BP-2019-01294  
POR. APN: 147-282-025  
Address: 4661 Tyler Street

**D - 17563**

**GRANT OF EASEMENT**

**Fairbrook Communities LLC, a Nevada 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.**

Dated 12-4-19

Fairbrook Communities LLC,  
a Nevada limited liability company

By: [Signature]

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

Print Name: James Philip Walters

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

Title: Managing Director

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 Riverside } ss

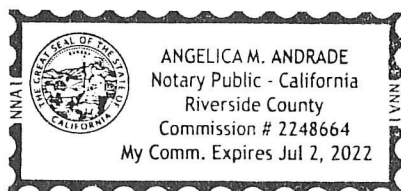
On 12/04/2019, before me, Angelica M. Andrade Notary Public,  
notary public, personally appeared, James Philip Walters.

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.

Angelica M. Andrade  
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 January 16, 2020

**CITY OF RIVERSIDE**

By: 

\_\_\_\_\_  
David Welch  
Community & Economic  
Development Director

Approved as to Form:

By: 

\_\_\_\_\_  
Anthony L. Beaumon  
Deputy City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**Grant of Easement**

Project: BP-2019-01294  
Address: 4661 Tyler Street  
Portion APN: 147-282-025

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

That portion of Lot 2, in Block 12 of La Granada, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 12, Pages 42 through 51, inclusive, in the Office of the County Recorder, lying southwesterly of a line that is parallel with, and 55.00 feet northeasterly, measured at right angles, from the centerline of Tyler Street, formerly Tyler Avenue on said La Granada;

**SUBJECT TO** Grant of Easement recorded May 15, 2014 as Doc. No. 2014-0177078 of Official Records of Said County, described as follows;

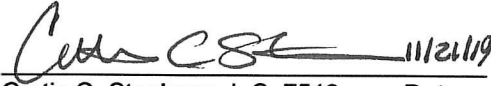

That portion of Lot 2, in Block 12 of La Granada, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 12, Pages 42 through 51, inclusive, in the Office of the County Recorder, lying southwesterly of a line that is parallel with, and 50.00 feet northeasterly, measured at right angles, from the centerline of Tyler Street, shown as Tyler Avenue on said La Granada;

**EXCEPTING THEREFROM** that portion conveyed to the City of Riverside by document recorded May 29, 1992, as Instrument No. 196910 of Official Records of said County, more described as follows:

The southwesterly 8.00 feet of Lot 2, in Block 12 of La Granada, as shown by map on file in Book 12 of Maps, at Pages 42 through 51 thereof, records of Riverside County, California.

The above described parcel of land contains **950 square feet**, more or less.

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

 11/21/19 Date  Prep.  
Curtis C. Stephens, L.S. 7519





● 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" = 60'

DRAWN BY: DBW DATE: 11/21/19

SUBJECT: 4661 Tyler Street - Grant of Easement