

When recorded mail to:

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

2020-011179

03/10/2020 03:18 PM Fee: \$ 0.00

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Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



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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: PW19-1144, P19-0762
APN: Por. 219-292-007
Address: 2805 Ivy Street

D- 17566

OPEN SPACE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Down 2 Bizness, LLC, A California Limited Liability Company**, as Grantor(s), grant(s) to the **CITY OF RIVERSIDE, a California charter city and municipal corporation**, its successors and assigns, an easement for Open Space purposes to preserve and maintain said land in it's natural condition, to be kept free of buildings, structures, materials, fencing, equipment, and earthfill or deposit, 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.

Said Open Space Easement does not include any right of access and the City of Riverside shall not have any responsibility for maintenance thereof.

Date: 2-21-2020

**Down 2 Bizness, LLC, A California
Limited Liability Company**

[Signature]
Trayvon Miles

Title: C.C.O.L member

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 February 21, 2020, before me, Leslie Vargas, Notary Public,
notary public, personally appeared, Trayvon Miles

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.

Leslie Vargas
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 March 9, 2020

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

Project: PW19-1144, P19-0762
Address: 2805 Ivy Street
Portion APN: 219-292-007
Open Space Easement

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

That portion of Lot "B" of Rockledge Park as shown by Map on file in Book 14 of Maps at Page 90 thereof, records of Riverside County California, lying northerly of the following described line:

Commencing at the most northerly corner of Lot 9 of said Rockledge Park;

Thence south 13°09' east, along the easterly line of said lot, a distance of 40 feet, to the most easterly corner of said Lot 9;

Thence south 20°36' west, along the easterly line of said lot, a distance of 58.45 feet, to the **Point of Beginning** of said line description;

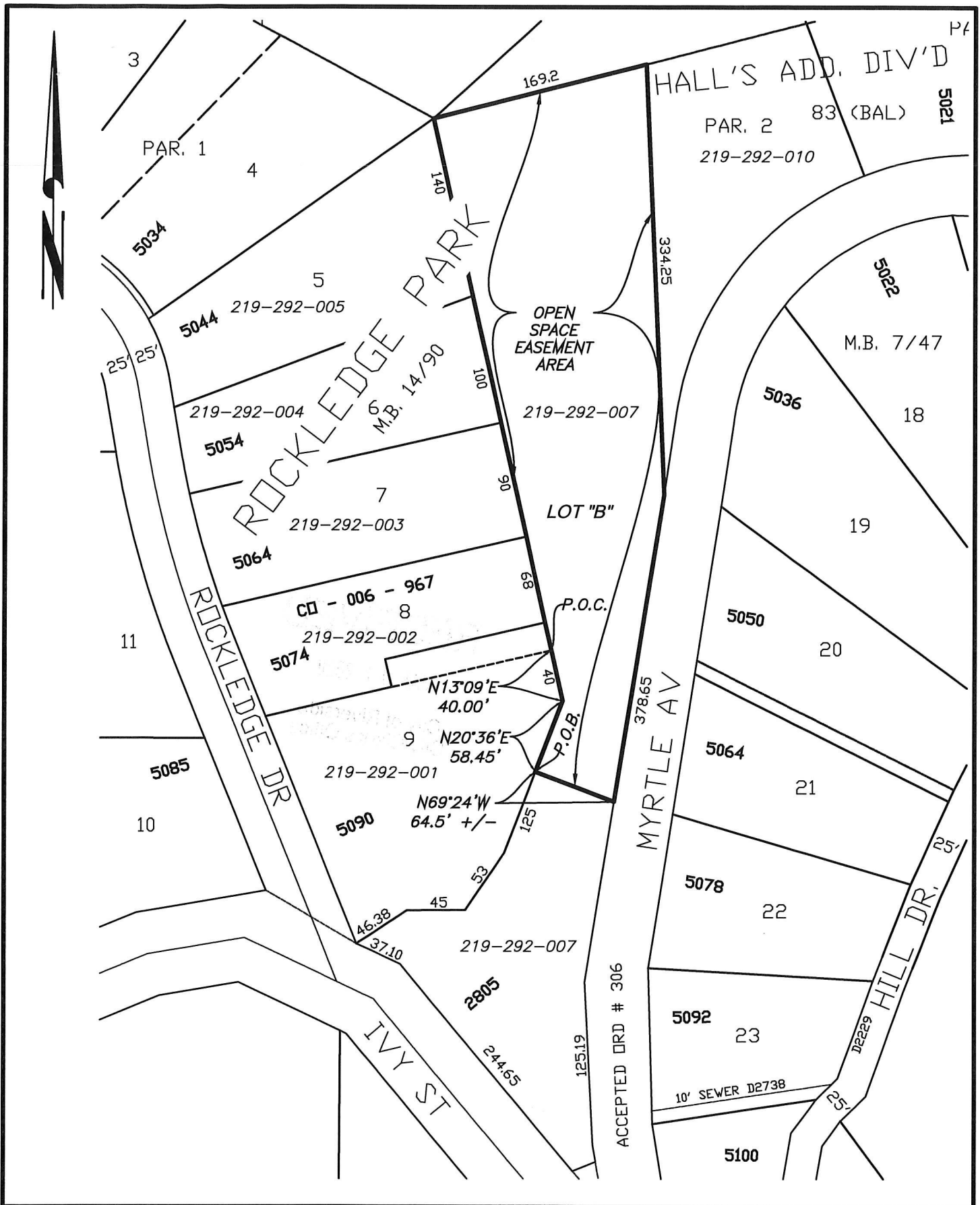
Thence south 69°24' east a distance of 64.5 feet, more or less, to the easterly line of Lot "B" and the **End** of said line description.

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


Curtis C. Stephens, L.S. 7519

2/27/20 Prep. *DEW*
Date





● 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' = 100'

DRAWN BY: DBW DATE: 2/20/2020

SUBJECT: 2805 Ivy Street - Open Space Easement