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

DOC # 2021-0055007
01/27/2021 03:53 PM Fees: \$0.00
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Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
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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: Riverside Avenue Underpass Surplus
Por. A.P.N.: 225-074-015
Address: 3510 Elizabeth Street

D- 17597

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **James E. Thornell, doing business as James Development**, as Grantor(s), grant(s) 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 the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES**, together with all necessary appurtenances, 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.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES**.

**THIS DOCUMENT IS FILED FOR RECORD
BY USA NATIONAL TITLE AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO ITS EXECUTION OR AS TO
ITS EFFECT UPON THE TITLE.**

Date: 1/26/2021

James E. Thornell
James E. Thornell, doing business as
James Development

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 1/26/2021, before me, Patricia V. Villa,
notary public, personally appeared, James E. Thornell

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.

Patricia V. Villa
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 27, 2021

CITY OF RIVERSIDE

By: _____


David Welch
Community & Economic
Development Director

APPROVED AS TO FORM:

BY: _____


CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Riverside Avenue Underpass Surplus
Por. A.P.N.: 225-074-015
Address: 3510 Elizabeth Street

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

The West 5.00 feet of Parcel B of Certificate of Compliance for Lot Consolidation, LL-P19-0315 recorded July 29, 2019 as Document No. 2019-0282883 of Official Records of Riverside County, California. Parcel B being described as follows:

Lot 40 of Del-Ray Tract, Unit No. 3, as shown by map on file in Book 7, Page 11 of Maps, Records of Riverside County California.

EXCEPTING therefrom the Northwest 3.00 feet of said Lot 40.

ALSO EXCEPTING therefrom that portion of said Lot 40 conveyed to the City of Riverside by a grant deed recorded October 13, 1971 as Instrument No. 116053, of Official Records of Riverside County, California.

ALSO EXCEPTING therefrom that portion of said Lot 40 lying Easterly of the following described line:

COMMENCING at the southeast corner of said Lot 40, said corner also being the beginning of a non-tangent curve, concave to the northwest and having a radius of 1587.30 feet, the initial radial line bears South 22°23'23" East;

Thence Southwest long said curve to the right, an arc length of 14.05 feet thru a central angle of 0°30'25" to a line that is parallel and 43.00 feet west, as measured at right angles to the centerline of Riverside Avenue and to the **BEGINNING** of this line description;

Thence North 00°08'00" East, along said parallel line a distance of 2.44 feet;

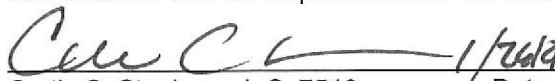

Thence North 01°48'32" East, a distance of 65.15 feet;

Thence South 88°11'28" East, a distance of 3.00 feet;

Thence North 01°48'32" East, a distance of 33.69 feet, more or less, to a point on the West line of said parcel conveyed to the City of Riverside and the **END** of this line description

Area – 594 S.F. more or less

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

 1/26/19 Prep. 
Curtis C. Stephens, L.S. 7519 Date



