

This instrument filed for record  
by First American Title Company  
as an accommodation  
only it has not been examined  
as to its execution  
or its effect upon the title

**DOC # 2021-0386881**  
06/28/2021 10:38 AM Fees: \$0.00  
Page 1 of 5  
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

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: KAREN #277

**FREE RECORDING**

This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee (Government Code §6103)

6354161

FOR RECORDER'S OFFICE USE ONLY

Project: Tract No. 28987  
APN: 155-470-011 & 155-470-013  
Address: 7172 & 7190 DiMaggio Street  
DTT: \$0.00  
NA - FATCO

D - 17624

**GRANT OF EASEMENT**

**FRIENDS OF THE RIVERSIDE AIRPORT, LLC, a California 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.**

This instrument filed for record  
by First American Title Company  
as an accommodation  
only it has not been examined  
as to its execution  
or its effect upon the title

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)

6354161

FOR RECORDER'S OFFICE USE ONLY

Project: Tract No. 28987  
APN: 155-470-011 & 155-470-013  
Address: 7172 & 7190 DiMaggio Street  
DTT: \$0.00  
W - FATCO

**D -**

**GRANT OF EASEMENT**

**FRIENDS OF THE RIVERSIDE AIRPORT, LLC, a California 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 6-15-2021

**FRIENDS OF THE RIVERSIDE AIRPORT, LLC,  
a California Limited Liability Company**

By: [Signature]  
Vince Bartleman - It's Sole Manager

**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 Los Angeles } ss

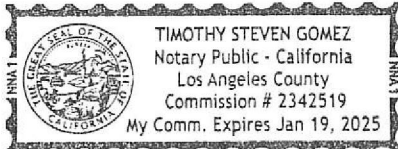
On June 15, 2021, before me, Timothy Steven Gomez,  
notary public, personally appeared, Vincent Bartleman

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

DATED June 24, 2024

**CITY OF RIVERSIDE**

By: 

David Welch  
Community & Economic  
Development Director

**Approved as to Form:**

By: 

Lauren M. Sanchez  
Deputy City Attorney

EXHIBIT "A"

PARCEL "A"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF LOT 11 OF TRACT NO. 28987, PER MAP FILED IN BOOK 442, PAGES 23 THROUGH 30, INCLUSIVE OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWESTERLY CORNER OF SAID LOT 11;

THENCE NORTH 69°21'35" EAST ALONG THE NORTHERLY LINE OF SAID LOT 11, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 24°21'35" WEST, A DISTANCE OF 16.97 FEET TO THE WESTERLY LINE OF SAID LOT 11;

THENCE NORTH 20°38'25" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 12.00 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 72 SQUARE FEET, MORE OR LESS.

PARCEL "B"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF LOT 13 OF TRACT NO. 28987, PER MAP FILED IN BOOK 442, PAGES 23 THROUGH 30, INCLUSIVE OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWESTERLY CORNER OF SAID LOT 13;

THENCE NORTH 20°38'25" WEST ALONG THE WESTERLY LINE OF SAID LOT 13, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 65°38'25" EAST, A DISTANCE OF 16.97 FEET TO THE SOUTHERLY LINE OF SAID LOT 13;

THENCE SOUTH 69°21'35" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 12.00 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 72 SQUARE FEET, MORE OR LESS.

PREPARED BY ME OR UNDER MY DIRECTION

*[Handwritten signature of Michael R. Bredecke]*

MICHAEL R. BREDECKE, PLS 9299 *11/12/2021*

*[Handwritten signature of Curtis C. Stephens]*  
CURTIS C. STEPHENS, L.S. 7519 *5/11/21*  
CITY SURVEYOR DATE





1"=30'

14

13

LOT 'L'

12

TRACT NO.  
28387  
MB 442 / 23-30

11

10

PUBLIC UTILITY EASEMENT  
PER TRACT NO. 28987  
MB 442/23-30

PUBLIC UTILITY EASEMENT  
PER TRACT NO. 28987  
MB 442/23-30

PARCEL "B"  
72 SQ.FT.

PARCEL "A"  
72 SQ.FT.

P.O.B. PAR. "B"

P.O.B. PAR. "A"

N20°38'25"W  
L12.00'

N20°38'25"W  
L12.00'

S65°38'25"E  
16.97'

N69°21'35"E  
12.00'

S24°21'35"W  
16.97'

S69°21'35"W  
12.00'

DIMAGGIO STREET

SCIOSCIA STREET

LOT 'A'

LOT 'H'

45



PLAT PREPARED BY:

**adkan**  
**ENGINEERS**

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

JOB NO. 8489

DATE: 04-12-2021

CLIENT: FRIENDS OF RIVERSIDE AIRPORT

APPROVED BY:

MICHAEL R. BREDECKE, PLS 9299

PLAT TO ACCOMPANY LEGAL DESCRIPTION



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

Website: [www.riversideacr.com](http://www.riversideacr.com)

DOCUMENTARY TRANSFER TAX AFFIDAVIT

WARNING

ANY PERSON WHO MAKES ANY MATERIAL MISREPRESENTATION OF FACT FOR THE PURPOSE OF AVOIDING ALL OR ANY PART OF THE DOCUMENTARY TRANSFER TAX IS GUILTY OF A MISDEMEANOR UNDER SECTION 5 OF ORDINANCE 516 OF THE COUNTY OF RIVERSIDE AND IS SUBJECT TO PROSECUTION FOR SUCH OFFENSE.

ASSESSOR'S PARCEL NO. 155 --470 --013 I declare that the documentary transfer tax for this  
Property Address: 7190 Dimaggio Street transaction is: \$ 0.00

If this transaction is exempt from Documentary Transfer Tax, the reason must be identified below.

I CLAIM THAT THIS TRANSACTION IS EXEMPT FROM DOCUMENTARY TRANSFER TAX BECAUSE: (The Sections listed below are taken from the Revenue and Taxation Code with the exception of items 9 and 10 which are taken from Riverside County Ordinance 516). Please check one or explain in "Other".

1.  Section 11911. The consideration or value of the property, exclusive of any liens and encumbrances is \$100.00 or less and there is no additional consideration received by the grantor.
2.  Section 11911. The conveyance transfers to a revocable living trust by the grantor or from a revocable living trust to a beneficiary.
3.  Section 11921. The conveyance was given to secure a debt.
4.  Section 11922. The conveyance is to a governmental entity or political subdivision.
5.  Section 11925. The transfer is between individuals and a legal entity or partnership, or between legal entities and does not change the proportional interests held.
6.  Section 11926. The conveyance is to a grantee who is the foreclosing beneficiary and the consideration paid by the foreclosing beneficiary does not exceed the unpaid debt.
7.  Section 11927. The conveyance relates to a dissolution of marriage or legal separation.  
(A spouse must sign a written recital in order to claim this exemption. This form may be used for that purpose.)
8.  Section 11930. The conveyance is an *inter vivos* gift\* or a transfer by death.  
\*Please be aware that information stated on this document may be given to and used by governmental agencies, including the Internal Revenue Service. Also, certain gifts in excess of the annual Federal gift tax exemption may trigger a Federal Gift Tax. In such cases, the Transferor (donor/grantor) may be required to file Form 709 (Federal Gift Tax Return) with the Internal Revenue Service.
9.  Section 8. The easement is not perpetual, permanent, or for life.
10.  Section 9. The document is a lease for a term of less than (35) years (including written options.)
11.  Other (Include explanation and legal authority) \_\_\_\_\_

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Executed this 25th day of June, 2021 at Riverside, CA  
City State

[Signature]  
Signature of Affiant  
Friends of Riverside Airport, LLC  
Name of Firm (if applicable)

Robert M. Beers  
Printed Name of Affiant  
8175 Limonite Avenue, Jurupa Valley, CA 92509  
Address of Affiant (including City, State, and Zip Code)  
(951) 360-2070  
Telephone Number of Affiant (including area code)

This form is subject to the California Public Records Act (Government Code 6250 et. seq.)

For Recorder's Use:

Affix PCOR Label Here