

When recorded mail to:

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

2022-0203348

04/29/2022 03:25 PM Fee: \$ 0.00

Page 1 of 6

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



3036

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: GP-2022-03455
Por. APN: 214-292-008
Address: 3853 Brockton Avenue

D- 17651

GRANT OF EASEMENT

Young Scholars for Academic Empowerment dba TruEvolution, Inc. a California non-profit public benefit organization, 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.

Young Scholars for Academic Empowerment
dba TruEvolution, Inc. a California
non-profit benefit organization

Dated 03/23/2022

By: [Signature]

Print: Gabriel Maldonado

Title: 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 Los Angeles

} ss

On March 23, 2022, before me, Keith McGruder, I

notary public, personally appeared, Gustie Maldonado

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 4/28/22

CITY OF RIVERSIDE

By: 
Chris Christopoulos
Acting Community & Economic
Development Director

Approved as to Form:

By: 
Ruthann M. Salera
Deputy City Attorney

CALIFORNIA ALL PURPOSE 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)

On 3/23/22 before me, Keith Mc Gruder Notary
Public, _____

Date

(Here insert name and title of the officer)

personally appeared Gabriel Maldonado

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: Keith McGruder (Seal)

OPTIONAL

Description of Attached Document _____

Title or Type of Document: _____ Number of Pages: _____

Document Date: _____ Other: _____

PROJECT: GP-2022-03455
ADDRESS: 3853 BROCKTON AVE
APN: 214-292-008

EXHIBIT "A"
LEGAL DESCRIPTION
GRANT OF EASEMENT BROCKTON AVENUE

THAT PORTION OF PARCEL 3 OF GRANT DEED RECORDED DECEMBER 11, 2020 AS DOCUMENT NUMBER 2020-0631971, OFFICIAL RECORDS OF RIVERSIDE COUNTY, BEING A PORTION OF BLOCK 8, RANGE 11, TOWN OF RIVERSIDE, AS SHOWN ON MAP RECORDED IN BOOK 7, PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, BEING DESCRIBED AS FOLLOWS:


PARCEL "A"

BEING THE SOUTHEASTERLY 11.00 FEET OF SAID PARCEL 3

CONTAINING 550 SQUARE FEET MORE OR LESS.

THIS DESCRIPTION IS NOT INTENDED FOR USE IN THE CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA. THE USAGE OF THE LAND CONTAINED IN THIS DESCRIPTION IS ALSO NOT INTENDED TO CONFLICT WITH EXISTING, EXPRESS OR IMPLIED, EASEMENTS ACROSS THE PARENT PARCEL(S) SHOWN HEREON.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.


 3/16/2022

DENNIS ROSE, L.S. 9045
EXP: 9/30/2023

DATE



DESCRIPTION APPROVAL:

BY:  4/18/2022
DATE

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



GIS SURVEYORS INC.
12120 TECH CENTER DR
SUITE D
POWAY, CA 92064
PHONE: 858-679-1732

GRANT OF EASEMENT
BROCKTON AVENUE
CITY OF RIVERSIDE
RIVERSIDE COUNTY, CA

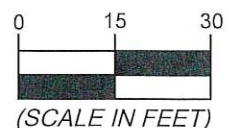
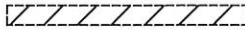





EXHIBIT - PLAT MAP

GRANT OF EASEMENT
BROCKTON AVENUE

BLOCK 8
RANGE 11
TOWN OF RIVERSIDE
M.B. 7 / 17

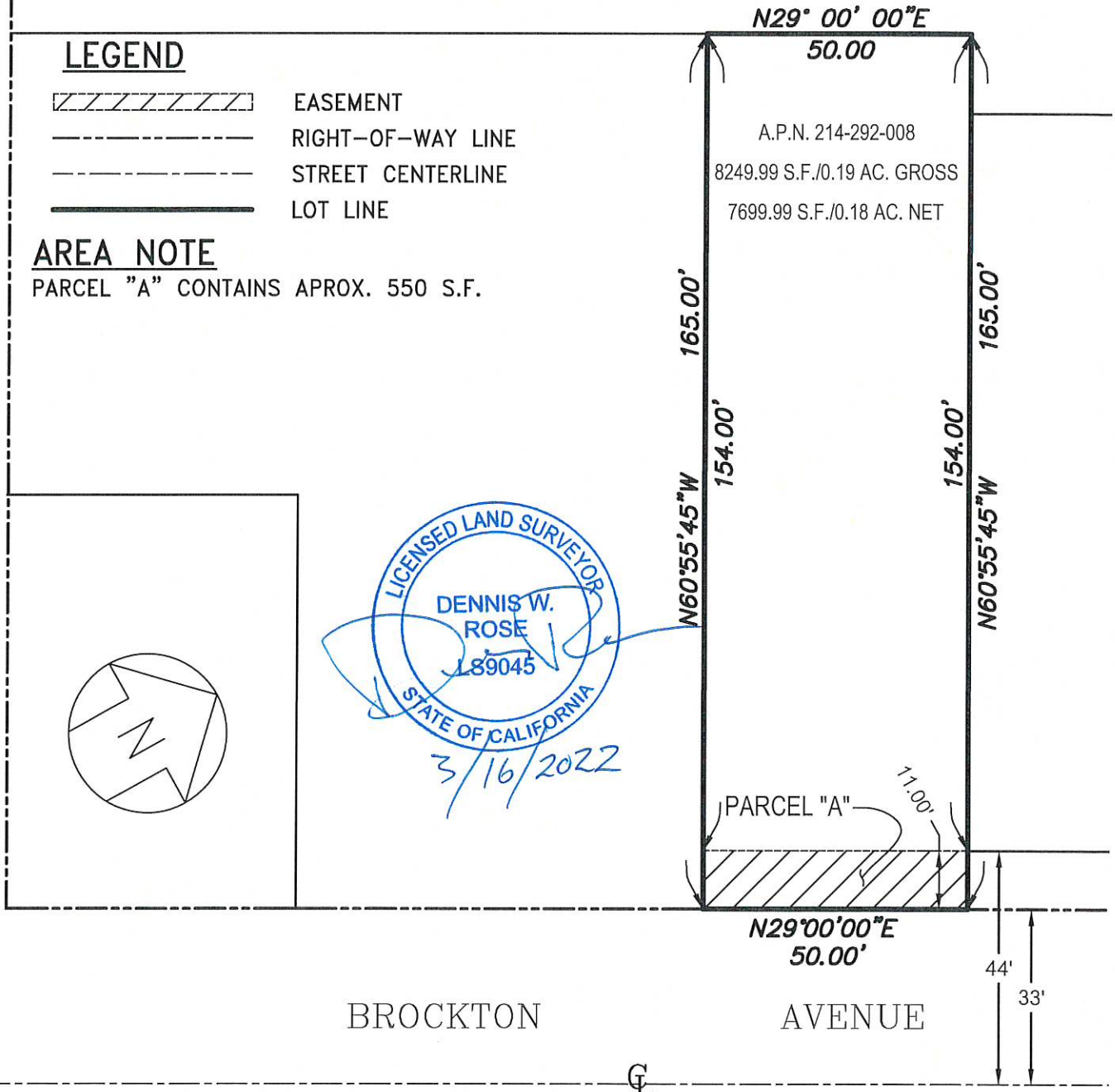
LEGEND

-  EASEMENT
-  RIGHT-OF-WAY LINE
-  STREET CENTERLINE
-  LOT LINE

AREA NOTE

PARCEL "A" CONTAINS APROX. 550 S.F.

9TH STREET



BROCKTON AVENUE



GIS SURVEYORS INC.
12120 TECH CENTER DR
SUITE D
POWAY, CA 92064
PHONE: 858-679-1732

GRANT OF EASEMENT
BROCKTON AVENUE
CITY OF RIVERSIDE
RIVERSIDE COUNTY, CA

