

When recorded mail to:

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

2022-0393585

09/14/2022 09:35 AM Fee: \$ 0.00

Page 1 of 6

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)

863

FOR RECORDER'S OFFICE USE ONLY

Project: PW20-0466
Por. APN: 246-130-001
Address: 3444 Center Street

D - 17660

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Fruition California Holdings LLC, a Delaware limited liability company**, 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 a **MULTI-PURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE**, 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
MULTI-PURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE.

Dated June 21, 2022

**Fruition California Holdings LLC,
a Delaware limited liability company**

By: _____

Print Name: _____

Title: _____

By: _____

Print Name: Joel H. Farkas

Title: 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 COLORADO TS
~~California~~
County of ARAPAHOE } ss

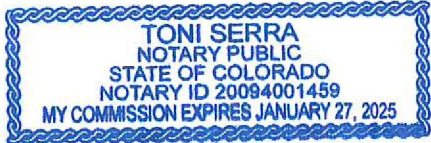
On June 21, 2022, before me, Toni Serra,
notary public, personally appeared, Joel H. Farkas

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.

Toni Serra
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 8/19/22

CITY OF RIVERSIDE

By: 
Chris Christopoulos
Acting Community & Economic
Development Director

APPROVED AS TO FORM:

BY: 
ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION
TRAIL EASEMENT


A STRIP OF LAND, 9.50 FEET WIDE, LYING WITHIN LOT 143 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO, COUNTY, CALIFORNIA, LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 37 OF THE RIVERSIDE RIVIERA UNIT NO. 5, AS PER MAP FILED IN BOOK 39, PAGES 63 AND 64 OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE, ALONG A LINE THAT IS PARALLEL WITH AND 44.00 FEET SOUTHWESTERLY FROM THE CENTERLINE OF CENTER STREET AS SHOWN ON SAID RIVERSIDE RIVIERA UNIT NO. 5, NORTH 61°12'30" WEST, 415.67 FEET TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN THE GRANT DEED RECORDED OCTOBER 20, 2011 AS INSTRUMENT NO. 2011-0462428, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;


THE SIDELINES OF SAID STRIP OF LAND, 9.50 FEET WIDE, SHALL BE LENGTHENED OR SHORTENED TO ORIGINATE IN THE NORTHWESTERLY LINE OF SAID LOT 37 AND TO TERMINATE IN SAID SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN THE GRANT DEED.

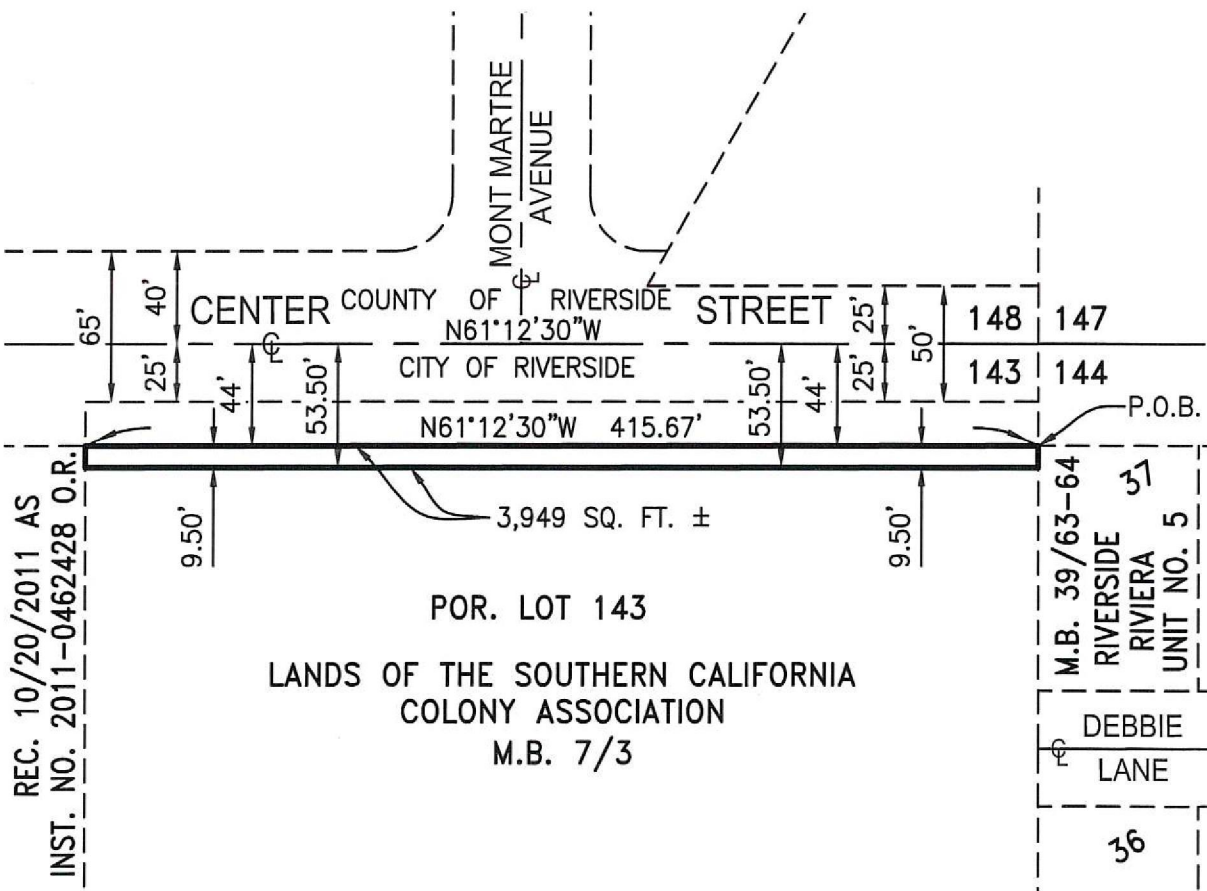
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3,949 SQUARE FEET, MORE OR LESS.


KURT R. TROXELL L.S. 7854 7/19/2021
DATE



DESCRIPTION APPROVAL:

BY:  7/20/21
DATE
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR



REC. 10/20/2011 AS
INST. NO. 2011-0462428 O.R.

POR. LOT 143
LANDS OF THE SOUTHERN CALIFORNIA
COLONY ASSOCIATION
M.B. 7/3

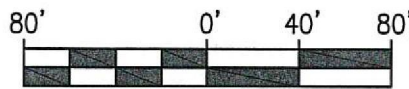
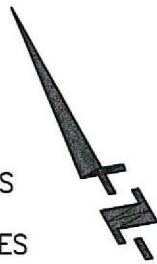
M.B. 39/63-64
RIVERSIDE
RIVIERA
UNIT NO. 5
DEBBIE
LANE
36

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CENTER STREET AS SHOWN ON THE MAP OF RIVERSIDE RIVIERA NO. 4, FILED IN BOOK 38, PAGE 50 OF MAPS, RECORDS OF RIVERSIDE COUNTY, SHOWN AS BEING N61°12'30"W ON SAID MAP.

LINE LEGEND:

- SUBJECT PROPERTY LINES
- CENTERLINES
- ADJACENT PROPERTY LINES



SCALE: 1" = 80'



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ENGINEERING
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Irvine, California 92606
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www.fuscoe.com

<p>PLAT TO ACCOMPANY LEGAL DESCRIPTION</p> <p>of: TRAIL EASEMENT</p>	<p>DATE: 7/13/2021</p> <p>FN: 1254-003_Park-Trail</p> <p>DRAWN BY: GTS</p> <p>CHECKED BY: KRT</p>
	<p>SHEET 1 OF 1</p>