

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)

2022-0393584

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

Page 1 of 5

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



863

FOR RECORDER'S OFFICE USE ONLY

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

D - 17661

GRANT OF EASEMENT

Fruition California Holdings LLC, a Delaware 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 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
California

County of Arapahoe } ss

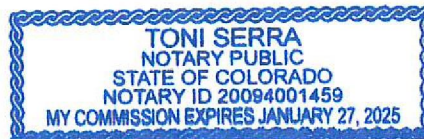
On June 21, 2022, before me, Toni Serra,
notary public, personally appeared, Joel H. Farkas

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 COLORADO 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 8/10/22

CITY OF RIVERSIDE

By: 
Chris Christopoulos
Acting Community & Economic
Development Director


APPROVED AS TO FORM:
BY: 
ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION
STREET DEDICATION


A STRIP OF LAND, 19.00 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 NORTHEASTERLY 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, 19.00 FEET WIDE, SHALL BE LENGTHENED OR SHORTENED TO ORIGINATE IN THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 37 AND TO TERMINATE IN THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN SAID GRANT DEED.

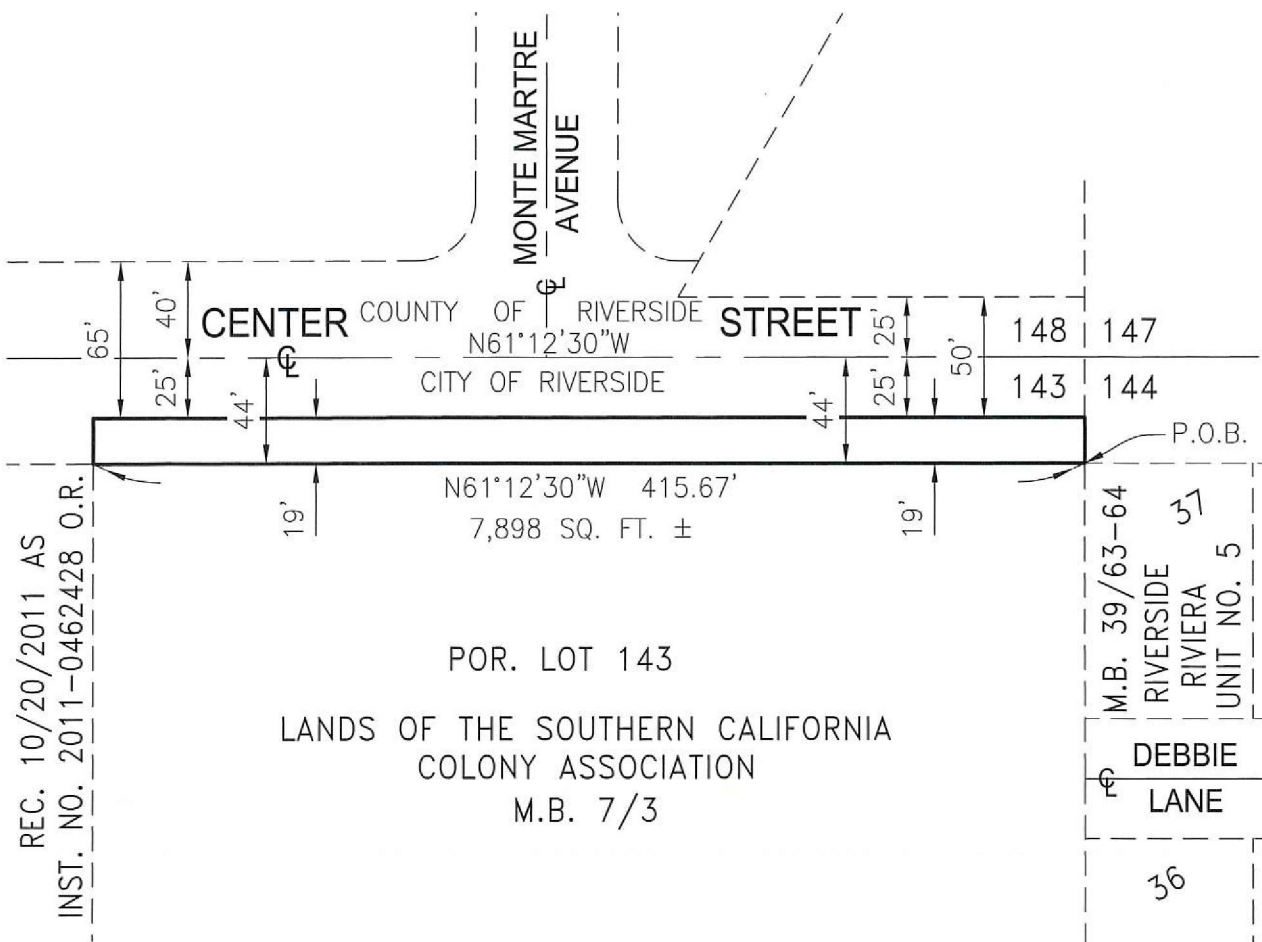
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7,898 SQUARE FEET, MORE OR LESS.


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

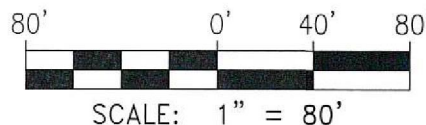


BASIS OF BEARINGS:

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



16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

PLAT TO ACCOMPANY LEGAL DESCRIPTION

of: STREET DEDICATION

DATE: 7/13/2021
FN: 1254-003_Dedication
DRAWN BY: GTS
CHECKED BY: KRT

SHEET 1 OF 1