

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)

2018-0126988

04/03/2018 03:02 PM Fee: \$ 0.00

Page 1 of 6

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



100

FOR RECORDER'S OFFICE USE ONLY

Project: P18-0041 Lot Line Adjustment
APN's: 187-111-008
Address: 5505 Grand Avenue

D- 17465

GRANT OF EASEMENT

Hunter Woods, LLC a California Limited Liability Company, as to an undivided 50.0000% interest and Everland Enterprises Inc., a California Limited Liability Company, as to an undivided 50.0000% interest, 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.

D17465

Hunter Woods, LLC,
A California Limited Liability Company

By [Signature]
Print Name Danny Davis
Title President

Everland Enterprises Inc.,
A California Corporation

By [Signature]
Print Name Lupe Vargas
Title President

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

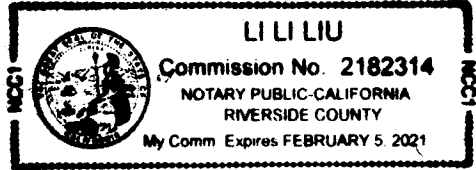
On 3/12/2018, before me, Lili Liu,

notary public, personally appeared, DANNY LEE DAVIS,
LUPE VARGAS

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



D17465

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 3/12/2018, before me, Lili Liu,

notary public, personally appeared, DANNY LEE DAVIS, LUPE VARGAS

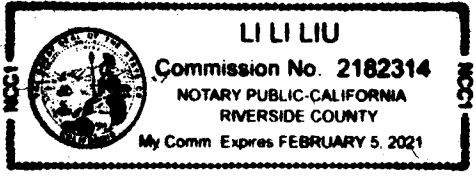
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

Lili Liu

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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: April 2, 2018

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

Approved as to Form:

By: 
Lauren M. Sanchez
Deputy City Attorney

D17465

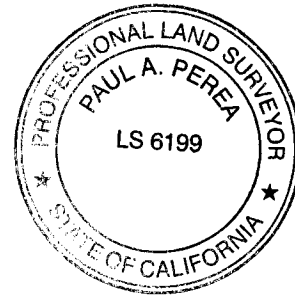
EXHIBIT "A"
LEGAL DESCRIPTION

POR APN: 187-111-008
Public Street & Highway Easement

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

The Southeasterly 11.00 feet of Parcel 1 of Record of Survey of Sunset Acres on file in Book 6 at Page 58 thereof, Records of Riverside County, California.

The above described parcel of land contains 892 square feet, more or less.



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

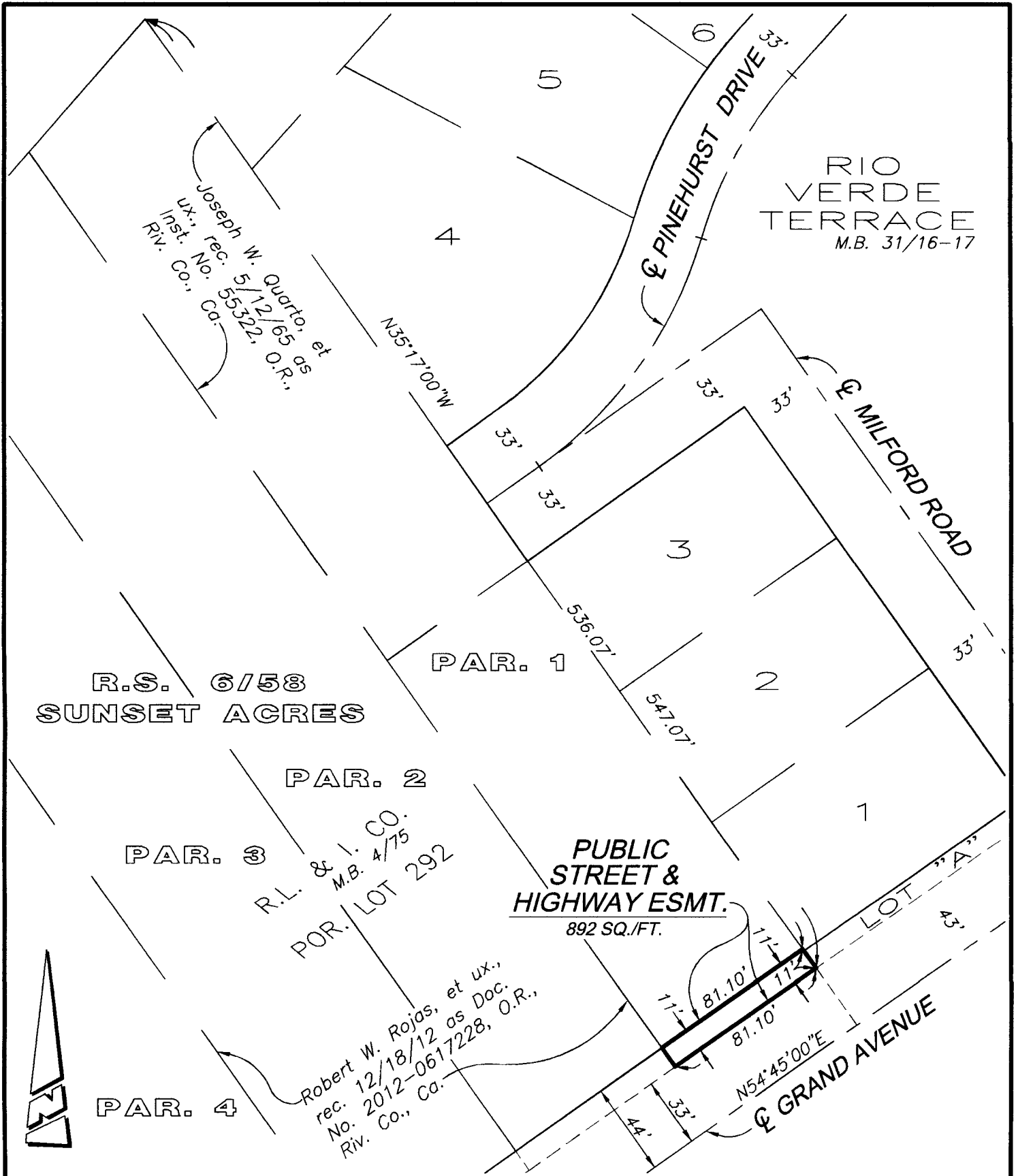
By: Paul A. Perea 02/15/18
Paul A. Perea, L.S. 6199 Date

DESCRIPTION APPROVAL:

BY: DBW 3/13/18
DATE

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

D17465



Joseph W. Quarto, et ux.,
 Inst. rec. No. 5/12/65 as
 Riv. Co., Ca. 55322, O.R.

RIO VERDE TERRACE
 M.B. 31/16-17

R.S. 6/58
 SUNSET ACRES

PAR. 1

PAR. 2

PAR. 3

R.L. & I. CO.
 M.B. 4/75
 POR. LOT 292

PUBLIC STREET & HIGHWAY ESMT.
 892 SQ./FT.

Robert W. Rojas, et ux.,
 rec. 12/18/12 as Doc.
 No. 2012-0617228, O.R.,
 Riv. Co., Ca.

PAR. 4



--- CITY OF RIVERSIDE ---

D17465

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=60'

DRAWN BY: PP

DATE: 1/3/18

SUBJECT: RIGHT OF WAY EASEMENT NO. P18-0041