

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)

**2018-0329384**

08/17/2018 09:09 AM Fee: \$ 0.00

Page 1 of 7

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



110

FOR RECORDER'S OFFICE USE ONLY

Project: 18-0144  
Por. APN: 234-091-011  
Address: 3702 Muir Avenue

**D -**

**17489**

**GRANT OF EASEMENT**

**Go-Man Construction and Investments, Inc. and Anil Manaktala and Alka Manaktala, husband and wife all as tenants in common, 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.**

Date: 6/18/2018

Go-Man Construction and Investments, Inc.

By: [Signature]

Print Name: BJ GHUMAN

Title: President

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**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 San Bernardino } ss

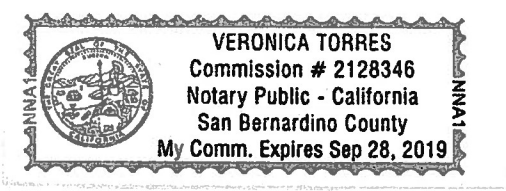
On June 18, 2018, before me, Veronica Torres,

notary public, personally appeared, BJ Ghuman

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.



Veronica Torres  
Notary Signature

Date: 7/13/18

Anil Manaktala  
Anil Manaktala

Alka Manaktala  
Alka Manaktala

**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 \_\_\_\_\_ } ss

On \_\_\_\_\_, before me, \_\_\_\_\_,  
notary public, personally appeared, \_\_\_\_\_

\_\_\_\_\_ 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.

\_\_\_\_\_  
Notary Signature

PLEASE SEE  
ATTACHMENT →

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

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

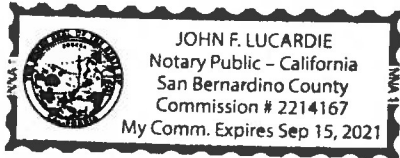
County of SAN BERNARDINO }

On July 13, 2018 before me, JOHN F. LUCARDIE NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared ANIL MANAKTALA  
Name(s) of Signer(s)

ALKA MANAKTALA

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 John F. Lucardie  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: GRANT OF EASEMENT

Document Date: \_\_\_\_\_ Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian of Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian of Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**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 8-16-18

**CITY OF RIVERSIDE**

By:   
David Welch  
Real Property Services Manager

**Approved as to Form:**

By:   
Elliot H. Min  
Deputy City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Project: 18-0144  
PORTION APN: 234-091-011  
Address: 3702 Muir Avenue, Riverside, CA

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

That portion of Lot 6 in Block 26 of the Village of Arlington as shown by Map on file in Book 1 of Maps at Page 62 thereof, Records of San Bernardino County, California, lying within a strip of land 8.00 feet in width, the Northeasterly line being described as follows:

Commencing at a point on the Southerly line of Magnolia Avenue, a distance of 140.00 feet Northeasterly from the most Westerly corner of said Lot 6;

Thence Southerly and parallel with the Westerly line of said Lot 6, a distance of 610.00 feet to the Northwesterly line of that certain parcel of land described in Deed to Go-Man Construction and Investments, Inc., et al., by document recorded October 19, 2017 as Document No. 2017-0435835, Official Records of Riverside County, California, being the Point of Beginning of said line description;

Thence continuing Southerly along said parallel line, a distance of 50.00 feet to the Southeasterly line of said parcel described to Go-Man Construction and Investments, Inc. et al., being the termination of said line description.

The sidelines of said strip of land 8.00 feet in width shall be prolonged or shortened to terminate Northwesterly in the Northwesterly line of said parcel described to Go-Man Construction and Investments, Inc. et al. and shall be prolonged or shortened to terminate Southeasterly in the Southeasterly line of said parcel described to Go-Man Construction and Investments, Inc. et al.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS **400 SQUARE FEET**, MORE OR LESS.

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

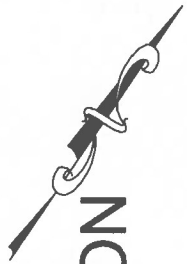
  
Leo A. Aguilera, C-31397

6/6/2018  
Date



DESCRIPTION APPROVAL:

BY:  6/8/18  
DATE



VILLAGE OF ARLINGTON  
MB 1/62 S.B.

BLOCK 26  
6

140'  
GO-MAN CONSTRUCTION  
AND INVESTMENTS, INC. ET AL,  
REC 10/19/17  
**DOC # 2017-0435835**  
O.R. RIV. CO.

400 SQ/FT

50'

50'

610'

25'

33'

AVENUE

33'

TRACT No 23232  
MB 213/13-14

6

5

4

MUIR

25'

25'



### CITY OF RIVERSIDE, CALIFORNIA

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"=30' | DRAWN BY: OC | DATE: 05/01/18 | SUBJECT: 3702 MUIR AVENUE—GRANT OF EASEMENT