

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)

2018-0496686

12/21/2018 02:06 PM Fee: \$ 0.00

Page 1 of 7

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



121

FOR RECORDER'S OFFICE USE ONLY

Project: PM37552
POR. APN: 230-320-030
Address: 7137 Marguerita Avenue

D -

17508

GRANT OF EASEMENT

Advanced Sales, Inc., a California corporation as to an undivided 50.00% interest and KMD Property Solutions, Inc., a California corporation, as to an undivided 50.00% interest 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: 5 Dec 2018

**Advanced Sales, Inc.,
a California corporation**

By: [Signature]
Print Name: Alexis M. Mazzilli
Title: President

By: _____
Print Name: _____
Title: _____

Date: 12/5/18

**KMD Property Solutions, Inc.,
a California corporation**

By: [Signature]
Print Name: KRIS GOMEZ
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 RIVERSIDE } ss

On Dec 5 2018, before me, L.L. Tolton Notary Public,
notary public, personally appeared, AARON M. MAZZRILLO &
KRISTOPHER R. JOMEZ

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



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

**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 December 19, 2018

CITY OF RIVERSIDE



By: _____

David Welch
Real Property Services Manager

Approved as to Form

By: _____


Rosemary Koo
Senior Deputy City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF LOT 7, BLOCK 66 OF THE LANDS OF W.T. SAYWARD AND S.C. EVANS, PER MAP ON FILE IN BOOK 3, PAGE 2 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY SHOWN AS PARCEL 1 OF RECORD OF SURVEY FILED IN BOOK 25, PAGE 32 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL 1;

THENCE SOUTH 56°01'02" WEST ALONG THE SOUTHEASTERLY LINE THEREOF, A DISTANCE OF 15.00 FEET;

THENCE NORTH 31°00'20" EAST, A DISTANCE OF 16.55 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 1;

THENCE SOUTH 33°58'35" EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 52 SQUARE FEET, MORE OR LESS.


PREPARED BY ME OR UNDER MY DIRECTION

 10-25-18

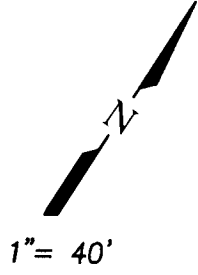
STEFAN C. LANTHIER, PLS 7259 DATE
EXPIRES 12-31-2018



DESCRIPTION APPROVAL:

BY:  11/5/18
DATE

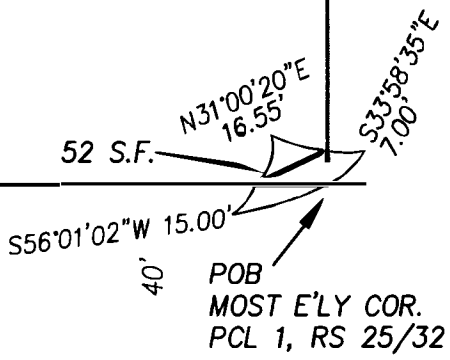
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR



LANDS OF
W.T. SAYWARD & S.C. EVANS
 MB 3 / 2 SBCo.
 POR. LOT 7, BLOCK 66
 PCL 2 PCL 1
 RS 25 / 32

MENDOZA WAY

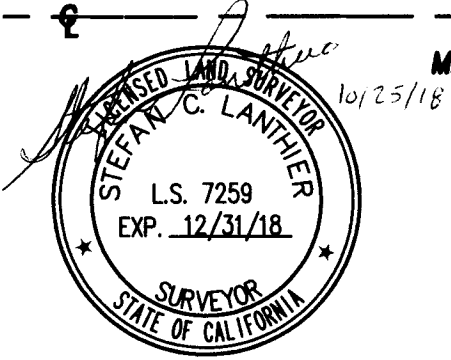
30' 36'



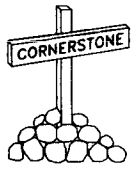
40'

40'

MARGUERITA AVENUE



D17508-7



Cornerstone Land Surveying Inc.
 Civil • Surveying • Planning
 20730 Knob Place
 PERRIS, CA 92570
 PH 951-736-0200

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

SHEET 1 OF 1 SHEET

MARGUERITA AVENUE
 RIVERSIDE, CALIFORNIA

DATE: 10-24-2018

JN 18-341