

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)

**DOC # 2014-0483878**  
12/18/2014

**Customer Copy Label**  
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**Larry W Ward**  
County of Riverside  
Assessor, County Clerk & Recorder

**FOR RECORDER'S OFFICE USE ONLY**

Project: Building Permit 14-4515  
2019 Marlborough Avenue  
POR. A.P.N. 210-051-012

**D - 17115**

**GRANT OF EASEMENT**

HENRY C. MINKLER CONSTRUCTION, Inc., a California corporation, who acquired title as Henry C. Minkler Construction, Inc., 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.

incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated 12/9/14

HENRY C. MINKLER CONSTRUCTION, Inc., a California corporation

By [Signature]

By [Signature]

Henry C. Minkler

Dinah Minkler

Title PRESIDENT

Title Secretary

State of California

County of Riverside } ss

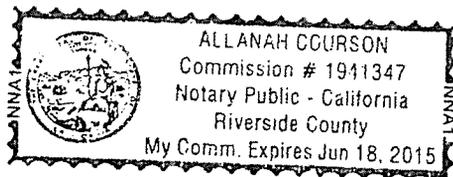
On 12-09-14, before me, Allanah Courson, Notary Public, notary public, personally appeared, Henry C. Minkler and Dinah Minkler,

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



**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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated December 15, 2014

**CITY OF RIVERSIDE**

By



\_\_\_\_\_  
David Welch  
Real Property Services Manager

14-4515 MINKLER.DOC

**APPROVED AS TO FORM**  
  
\_\_\_\_\_  
**SUPERVISING DEPUTY CITY ATTORNEY**

EXHIBIT "A"

A.P.N. 210-051-012  
2019 Marlborough Avenue  
Building Permit 14-4515

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

Parcel 1

The southerly 8.00 feet of Lot 133 in Block 7 of the Lansdowne Division as shown by map on file Book 8, Page 82 of Maps, records of Riverside County, California.

Parcel 2

The northerly 2.00 feet of Lot 133 in Block 7 of the Lansdowne Division as shown by map on file Book 8, Page 82 of Maps, records of Riverside County, California.

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

Curtis C. Stephens 12/08/14 Prep. (CS)  
Curtis C. Stephens, L.S. 7519 Date





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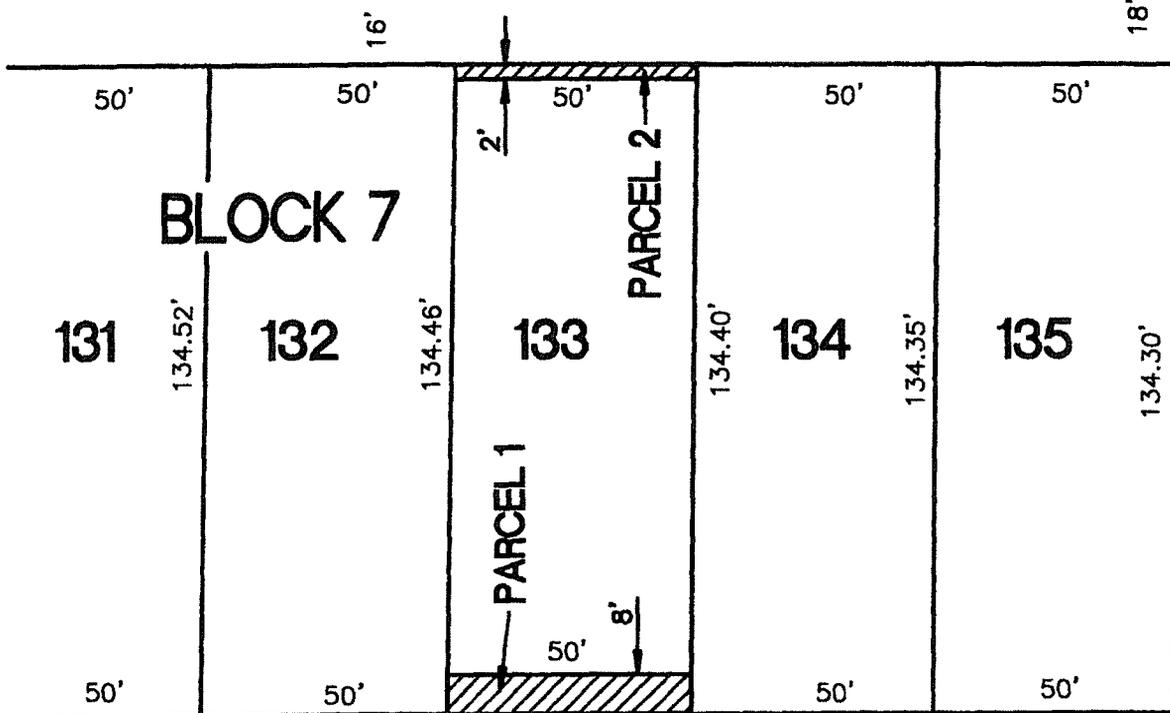
112

113

114

# LANSDOWNE DIVISION

MB 8/82 RIV. CO.



LAUREL AVENUE

25'

MARLBOROUGH AVENUE

AVENUE

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"=40'

DRAWN BY: CURT

DATE: 12/08/14

SUBJECT: 2019 MARLBOROUGH AVENUE - BP 14-4515

CITY OF RIVERSIDE  
 REAL PROPERTY TRANSACTION REPORT  
 FINANCE DEPARTMENT

Acquisition                       Disposition                       Transfer

1. GENERAL INFORMATION

Location Address 2019 Marlborough Avenue

Description Easement APN 218-232-002

Land                       Building                       Easement

Length of Term (Years) \_\_\_\_\_

Transaction Date 12/18/2014

Council Authorization Date \_\_\_\_\_ Item Number \_\_\_\_\_

Acquisitions:                      Disposals:                      Transfers:

Purchase Price \$ \_\_\_\_\_ Original Acquisition Date \_\_\_\_\_ From \_\_\_\_\_

Account Number \_\_\_\_\_ Original Acquisition Amount \$ \_\_\_\_\_ To \_\_\_\_\_

*For Donated Property:*

Market/Appraised value \$ less than 5,000

*For Property Acquired through Eminent Domain:*

Order of Possession Date \_\_\_\_\_ Date of Final Condemnation \_\_\_\_\_

Final Settlement Value \$ \_\_\_\_\_

2. BUILDING INFORMATION FOR INSURANCE PURPOSES

2(a) TO BE DEMOLISHED?                       Yes [Proceed to Question 2(b)]                       No [Complete remainder of form]

2(b) IS, OR WILL BE, OCCUPIED?                       Yes [Complete remainder of form]                       No [Proceed to Section 3]

DESIRED DATE FOR COVERAGE TO BE EFFECTIVE \_\_\_\_\_

CONSTRUCTION INFORMATION

\_\_\_\_\_ Year Built \_\_\_\_\_

\_\_\_\_\_ No. of Stories \_\_\_\_\_

(Exterior Walls, Structural Elements and Roof)

Building Square Footage \_\_\_\_\_ Lot Size \_\_\_\_\_

OCCUPANCY (Check all that apply)

Administrative Office                       Waste Treatment Plant                       Pump Station

Water Treatment Plant                       Other (please describe): \_\_\_\_\_

FIRE PROTECTION (Check availability of Fire Protection Features)

Fire Extinguishers                       Yes                       No                      Automatic Sprinkler                       Yes                       No

Fire Hose                       Yes                       No                      Waterflow Alarm                       Yes                       No

Fire Hydrants                       Yes                       No                      Number of hydrants within 500 feet \_\_\_\_\_

Heat or Smoke Detection                       Yes                       No                      Distance from nearest fire station \_\_\_\_\_ miles

Describe any other fire protection features (such as a large body of water nearby, that can be used by Fire Department pumps, etc.):

\_\_\_\_\_

EXPOSURE: Distance from adjacent buildings/exposures and/or other tenants \_\_\_\_\_

INSURABLE VALUES (Inventory at selling price. All Other property at Replacement Cost)

Contents, including machinery & equipment, furniture/fixtures \_\_\_\_\_

Inventory \_\_\_\_\_ Leasehold Improvements \_\_\_\_\_

Business Interruption (to be completed by Risk Management) \_\_\_\_\_

3. \_\_\_\_\_ Date \_\_\_\_\_

Prepared By \_\_\_\_\_ Telephone Number \_\_\_\_\_



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**Permanent**

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