

RECORDING REQUESTED BY:
Diamond Global Escrow, Inc.
Order No. **112208213-DL**
Escrow No. **096715-PH**
Parcel No. **155-280-081**

AND WHEN RECORDED MAIL TO:

AV1 INVESTMENTS LLC

6614 DOOLITTLE AVENUE
RIVERSIDE, CA 92503

**This document was electronically submitted
to the County of Riverside for recording**
Received by: KAREN #277

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

TRA 009-043

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$

and CITY \$

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: **Riverside**, and

\$5,695.80

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DOOLITTLE INVESTMENTS, LLC**,
a **California Limited Liability Company**

hereby GRANT(S) to **AV1 Investments LLC, a California Limited Liability Company**

the following described real property in the County of **Riverside**, State of California:


See Exhibit "A" attached hereto and made a part thereof.

More commonly known as: **6614 Doolittle Avenue, Riverside, CA 92503**

See EXHIBIT B

Date April 21, 2022

DOOLITTLE INVESTMENTS, LLC


By: Diana Luo, Members


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.

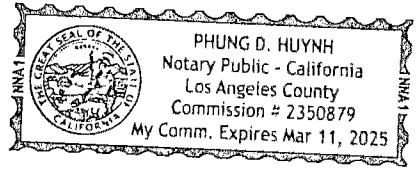
STATE OF CALIFORNIA }
COUNTY OF Riverside } S.S.

On May 11, 2022, before me, Phung D Huynh, Notary Public, personally appeared Diana Luo, 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  (Seal)



~~Legal Description~~

Exhibit "A"

PARCEL A:

PARCEL 3 OF PARCEL MAP NO. 35642 FILED IN BOOK 250, PAGES 11 TO 13 OF PARCEL MAPS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RESERVING THEREFROM RECIPROCAL EASEMENTS FOR UTILITIES, MAINTENANCE, REPAIR, DRAINAGE AND INGRESS AND EGRESS ACCESS AS SHOWN ON THE DECLARATION AND ON THE PARCEL MAP.

PARCEL B:

A NONEXCLUSIVE RIGHT AND EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS, DRAINAGE, UTILITIES, USE AND ENJOYMENT IN, ON, OVER, ACROSS, UNDER AND THROUGH THE COMMON AREA AS SHOWN ON THE DECLARATION, EXCEPT ANY OF THOSE AREAS AS MAY BE ESTABLISHED AND DEEDED BY DECLARANT AS EXCLUSIVE USE AREAS.

IN WITNESS WHEREOF

AV1 INVESTMENTS LLC


BY: ALI HASSANZADEH, MEMBER


BY: Vida Nabavian, MEMBER

ASSESSOR'S PARCEL NUMBER: 155-280-081


EXHIBIT "B"

SUBJECT TO:

GRANTEE, by acceptance and recordation of this Deed, expressly accepts, covenants, and agrees to be bound by and assume performance of all of the applicable provisions and requirements set forth in that AMENDED AND RESTATE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR DOOLITTLE INDUSTRIAL PARK OWNER'S ASSOCIATION, recorded as instrument number 2021-0725774 ("Declaration"), in the County of Riverside, State of California, which are acknowledged to be reasonable, and all of which are incorporated in the Deed by this reference, and this grant is expressly conditioned upon the performance of such provisions to be performed by Grantee. The use for which the Lot is intended is non-residential, and the restrictions on its use are fully set forth in the Declaration, to which this Deed is expressly made subject.

SELLER:

DOOLITTLE INVESTMENT LLC




BY: DIANA LUO, MEMBER

BUYER:

AV1 INVESTMENTS LLC



BY: ALI HASSANZADEH, MEMBER



BY: Vida Nabavian, MEMBER