

ATTACHMENT 2

RECORDING REQUESTED BY:

City of Commerce

WHEN RECORDED MAIL TO:

City Clerk
City of Commerce
2535 Commerce Way
Commerce, California 90040

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from Recording Fees pursuant to California Government Code Sections 6103 and 27383.
Exempt from Documentary Transfer Tax pursuant to California Revenue and Taxation Code Section 11922.

IRREVOCABLE RIGHT-OF-WAY EASEMENT CITY OF COMMERCE, STATE OF CALIFORNIA

JFC International, Inc., a privately-held California corporation ("**Grantor**") hereby grants to the **City of Commerce**, a California municipal corporation ("**Grantee**"), for public street and incidental purposes, including but not limited to sidewalk, public utilities, landscape, maintenance, and vehicular and pedestrian access purposes, an irrevocable right-of-way easement in, over, under, upon, and across all that real property situated in the City of Commerce, State of California, and described in Exhibit "A" attached hereto and incorporated herein (the "**Right-of-Way Easement**"). The Right-of-Way Easement is depicted in the diagram marked as Exhibit "B", which is attached hereto for clarity only.

Owner represents and warrants that Owner owns the real property described in Exhibit "A", and that there are no encumbrances on such real property that would prohibit or interfere with this Right-of-Way Easement and the rights granted to Grantee pursuant to this deed, and that there are no monetary liens (except for property taxes and assessments not yet delinquent) affecting such real property.

The Grantor agrees for itself, and its successors and assigns, not to construct, erect, place or maintain, nor to permit the construction, erection, placement or maintenance, of any permanent or temporary building, improvement, or structure upon the Right-of-Way Easement without the advance written agreement of the Grantee.

GRANTOR:

JFC International, Inc., a privately-held California corporation

By: _____

Print Name: _____

Title: _____

Dated: _____

By: _____

Print Name: _____

Title: _____

Dated: _____

(NOTE: SIGNATURES MUST BE NOTARIZED)

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.

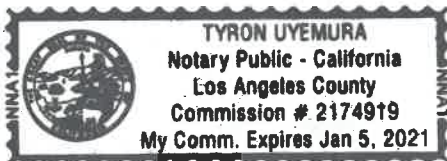
State of California)

County of Los Angeles)On July 11, 2019 before me, Tyron Uyemura, Notary Public,
*Date Here Insert Name and Title of the Officer*personally appeared Yoshiyuki Ishigaki
Name(s) of Signer(s)

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 [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Irrevocable Right-of-Way Easement Document Date: July 11, 2019

Number of Pages: _____ 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 or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

CERTIFICATE OF ACCEPTANCE

(California Government Code Sections 7050 and 27281)

This is to certify that the interest in real property conveyed by that certain Irrevocable Right-of-Way Easement dated as of _____, 2019 made by **JFC International, Inc.**, a privately-held California corporation, in favor of the City of Commerce, a California municipal corporation, is hereby accepted by the City of Commerce pursuant to the authority conferred by Resolution No. _____ of the City Council of the City of Commerce adopted on August 5, 2019, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: _____, 2019.

John Soria,
Mayor of the City of Commerce

ATTEST:

Lena Shumway,
City Clerk of the City of Commerce

ACKNOWLEDGMENT

State of California)
)
County of Los Angeles)

On _____, 2019 before me _____
(Date) (Print name and title of the notary public officer)

personally appeared _____, [Print name(s) and title(s) of Grantor(s)]

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 _____
(Signature of Notary Public)

(Seal)