

WHEN RECORDED MAIL TO:

CITY CLERK  
City of Riverside  
City Mall, 3900 Main Street  
Riverside, California 92S22



Project: Zoning Case RZ-11-989  
7119 Indiana Avenue  
Riverside, California

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		7						
					18				KP
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

GRANT OF  
ACCESS EASEMENT

D-

14571

42-

C  
KP

THIS GRANT OF ACCESS EASEMENT is made and entered into this day of March 24,2000 by STEVE BERZANSKY, a married man as his sole and separate property, as to an undivided 50% interest, and DAVID PEERY, a married man as his sole and separate property, as to an undivided 50% interest ("Grantors") with reference to the following facts:

A. Grantors are the fee owners of the following described real Property ("the Property") situated in the City of Riverside, County of Riverside, State of California:

{DESCRIPTION ATTACHED AS EXHIBIT A}

B. The Property is located at 7119 Indiana Avenue, Riverside, California, and is currently un-developed property. The Property is situated on the northerly side of Indiana Avenue southwesterly of Washington Street from the R-1-65 zone.

C. Grantors have filed a request with the City of Riverside in Zoning Case RZ-11-989 to rezone the Property to the Restricted Commercial (C-2) Zone in order to facilitate the conversion of the existing property into office uses.

D. The Property is situated along a section of Indiana Avenue in transition from single family residence dwellings to office development. Two single family residence at 3410 and 3422 Washington Street currently have driveways opening onto Washington Street.

E. As one of the conditions for the approval of the rezoning of the Property to the Restricted Commerical Zone, the City of Riverside is requiring Grantors to submit documentation for Planning Department and Legal Department approval to assure adequate access for ingress and egress across the Property to the adjoining

parcel located at located at 3410 Washington Street to Indiana Avenue at such time as said adjoining parcel is rezoned for commerical use.

NOW, THEREFORE, for the purposes of complying with a condition imposed by the City of Riverside for the rezoning of the Property to the Restricted Commerical Zone in Zoning Case RZ-11-989, GRANTORS hereby to grant to Mr. Joseph Chao, owner of 3410 Washington Street ("Grantee"), a nonexclusive permanent easement for vehicular ingress and egress over, along and across the 23-foot driveway located on the southeasterly boundry of the Property and shown on **Exhibit B**, attached hereto and incorporated herein by this reference, for the use and benefit of and as an easement appurtenant to Grantee's property located at 3410 Washington Street, Riverside, California, and more particularly described as follows:

{DESCRIPTION ATTACHED AS EXHIBIT C}

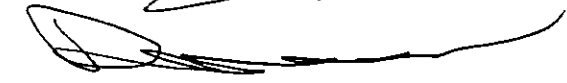
PROVIDED, HOWEVER, Grantee shall have no right to use said easement until such time as Grantee's Property, as described above, is rezoned for commercial uses, Grantee or its successor-in-interest enters into and records a mutual access agreement concerning the affected properties, the driveway opening to Washington Street on Grantee's parcel is closed to vehicular traffic and a waiver of vehicular access to Indiana Avenue is recorded, and the use of Grantor's site plan as approved is not modified in anyway.

This Grant of Access Easement is made and entered into for the purpose of complying with a condition of approval of City Of Riverside Zoning Case RZ-11-989 and shall not be extinguished or altered in any way without the prior written and recorded consent of the City Council of the City of Riverside.

This Grant of Access Easement shall run with the land and shall be binding upon Grantors, their heirs, successors and assigns.

IN WITNESS WHEREOF Grantors have caused this Grant of Access Easement to be executed the day and year first written above.

  
\_\_\_\_\_  
Steve Berzansky

  
\_\_\_\_\_  
David Peery



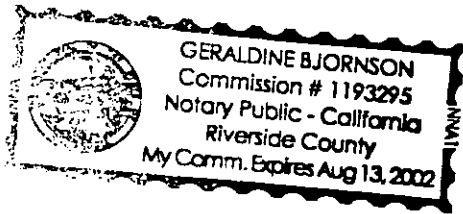
2000-191033  
05/19/2000 08:00A  
2 of 7

State of California )  
County of Riverside )ss

On 5-17-00, before me  
(date)

Geraldine Bjornson, Notary Public  
(name and title a the officer)

personally appeared STEVE BERZANSKY, personally known to me (or ~~proved to me on the basis of satisfactory evidence~~) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

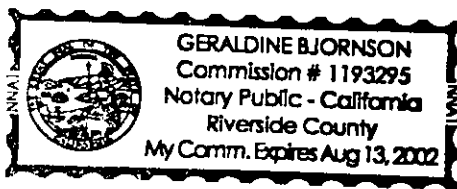
Geraldine Bjornson  
Signature

State of California )  
County of Riverside )ss

On 5-17-00, before me  
(date)

Geraldine Bjornson, Notary Public  
(name and title a the officer)

personally appeared DAVID PEERY, personally known to me (or ~~proved to me on the basis of satisfactory evidence~~) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

Geraldine Bjornson  
Signature

APPROVED AS TO CONTENT:

John A. Sila  
Planning Department

APPROVED AS TO FORM:

James L. Daniel  
Assistant City Attorney  
Deputy



EXHIBIT "A"

ALL THAT PORTION OF LOT 16 IN BLOCK 20 OF THE LANDS OF W.T. SAYWARD AND S.C. EVANS, ACCORDING TO THE MAP THEREOF ON FILE IN BOOK 3 PAGE 2 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT, DISTANT 122.72 FEET THEREON SOUTHWESTERLY FROM THE MOST EASTERLY CORNER OF SAID LOT; THENCE NORTHWESTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF WASHINGTON ST., 208.72 FEET;  
THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF INDIANA AVENUE 86 FEET;  
THENCE SOUTHEASTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID WASHINGTON ST., 208.72 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT;  
THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT 86 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF LOT 16 IN BLOCK 20 OF THE LANDS OF W.T. SAYWARD AND S.C. EVANS, AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 2 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16;  
THENCE SOUTH 56° 21' 45" WEST 208.72 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO ERNEST A. CALKINS ET. UX., BY DEED RECORDED DECEMBER 23, 1952, IN BOOK 1427, PAGE 7 OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID CALKINS PARCEL OF LAND NORTH 33° 36' 50" WEST 159.84 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE NORTH 33° 36' 50" WEST 48.85 FEET TO THE MOST WESTERLY CORNER OF SAID CALKINS PARCEL OF LAND;  
THENCE ALONG THE NORTHWESTERLY LINE OF SAID CALKINS PARCEL OF LAND NORTH 56° 20' 35" EAST 86 FEET TO THE MOST NORTHERLY CORNER OF SAID CALKINS PARCEL OF LAND;  
THENCE ALONG THE NORTHEASTERLY LINE OF SAID CALKINS PARCEL OF LAND SOUTH 33° 36' 50" EAST 49 FEET;  
THENCE SOUTH 56° 21' 05" WEST 86 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL 5,110,000  
K. Shad  
FOR SURVEYOR, CITY OF RIVERSIDE by \_\_\_\_\_



2000-191033  
05/19/2000 08:00A  
4 of 7

**EXHIBIT "B"**

A non-exclusive permanent easement for vehicular ingress and egress over and across a strip of land 23.00 feet in width lying adjacent to and southwesterly and northwesterly of the following described line.

That portion of Lot 16, Block 20 of the Lands of W.T. Sayward and S.C. Evans, according to the map thereof on file in Book 3, page 2 of Maps , Records of San Bernardino County, California described as:

Beginning at a point on the Southeasterly line of said lot, distant 155.66 feet thereon southwesterly from the most easterly corner of said lot;

Thence northwesterly and parallel with the southwesterly line of Washington Street 63.00 feet;

Thence southeasterly and parallel with the southeasterly line of said lot 33.94 feet to the northeasterly line of deed recorded April 28, 1998 as Instrument No. 164497, Records of Riverside County.



DESCRIPTION APPROVAL 5/18/00  
K. Strait by \_\_\_\_\_  
for SURVEYOR, CITY OF RIVERSIDE





EXHIBIT "C"

ALL THAT PORTION OF LOT 16 IN BLOCK 20 OF THE LANDS OF W. T. SAYWARD AND S.C. EVANS, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 2 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 16, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY LINE OF INDIANA AVENUE, AND THE WESTERLY LINE OF WASHINGTON STREET;

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF WASHINGTON STREET, 208.72 FEET;

THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHERLY LINE OF INDIANA AVENUE 122.72 FEET;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE WESTERLY LINE OF WASHINGTON STREET, 208.72 FEET TO THE NORTHERLY LINE OF INDIANA AVENUE;

THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF INDIANA AVENUE, 122.72 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLIFFORD WIEHE, JR., AND E. JEANETTE WIEHE, HIS WIFE, AS JOINT TENANTS, IN DEED RECORDED SEPTEMBER 25, 1951, IN BOOK 1305, PAGE 270 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 16 IN BLOCK 20 OF LANDS OF W. T. SAYWARD AND S. C. EVANS, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 2 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY LINE OF INDIANA AVENUE AND THE WESTERLY LINE OF WASHINGTON STREET;

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF WASHINGTON STREET 98.72 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTHWESTERLY ALONG THE WESTERLY LINE OF WASHINGTON STREET, 55 FEET;

THENCE AT RIGHT ANGLES SOUTHWESTERLY AND PARALLEL WITH THE NORTHERLY LINE OF INDIANA AVENUE, 122.72 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO E. ARTHUR CALKINS AND VIOLA E. CALKINS, HUSBAND AND WIFE, BY DEED RECORDED OCTOBER 23, 1947 IN BOOK 872, PAGE 205 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL AND PARALLEL WITH THE WESTERLY LINE OF WASHINGTON STREET, 55 FEET;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHERLY LINE OF INDIANA AVENUE, 122.72 FEET TO THE TRUE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY A DEED RECORDED JUNE 22, 1955 IN BOOK 1755, PAGE 546 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DESCRIPTION APPROVAL 5/18/00  
fr [Signature] by \_\_\_\_\_  
SURVEYOR, CITY OF RIVERSIDE

