

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2005-0167097

03/02/2005 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

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FOR RECORDER'S OFFICE USE ONLY

Project: BP 04-5893
APN: 237-192-012
Address: 2276 Prenda Avenue

D - 15441

GRANT OF EASEMENT

2276 PRENDA, LLC, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, 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 utilities, sewers, drains 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.

Dated 1-12-05

2276 PRENDA, LLC

By: [Signature]

By: _____

Print Name: JAMES SILVEY for 2276 prenda llc
JAMES SILVEY

Print Name: _____

Title: _____

Title: _____

GENERAL ACKNOWLEDGEMENT

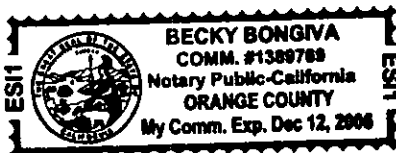
State of California }
County of Orange } ss

On 1-12-05, before me Becky Bongiva
(date) (name)

a Notary Public in and for said State, personally appeared

James Silvey
Name(s) of Signer(s)

personally known to me - OR - 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.



WITNESS my hand and official seal.

[Signature]
Becky Bongiva Signature Notary Public

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- Attorney-in-fact
- Corporate Officer(s)
Title _____
Title _____
- Guardian/Conservator
- Individual(s)
- Trustee(s)
- Other

- Partner(s)
 - General
 - Limited

The party(ies) executing this document is/are representing:



**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, California, a 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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 2/16/05

CITY OF RIVERSIDE

BY *Michelle Garcia*

Administrative Services Manager

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

Christina Smith
Attorney



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EXHIBIT A

Project: BP 04-5893

Those portions of Lots 12 and 13 in Block F of Berkshire Hills Tract, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 13, Page 57, in the Office of the County Recorder of said county, more particularly described as follows:

BEGINNING at the most northerly corner of said Lot 13;

Thence South 26°27' East, a distance of 153.85 feet along the northeasterly line of said Lot 13 to the most easterly corner of said Lot 13;

Thence South 63°33' West a distance of 8.00 feet to a point on a line that is parallel with, and 33.00 feet southwesterly, measured at right angles, from the centerline of Prenda Avenue, as shown on said Berkshire Hills Tract;

Thence North 26°27' West a distance of 133.85 feet along said parallel line;

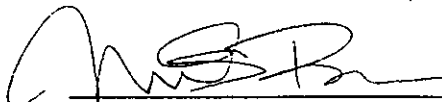


Thence North 71°27' West a distance of 16.97 feet to a point on a line that is parallel with, and 33.00 feet southeasterly, measured at right angles, from the centerline of Pontoosuc Avenue, as shown on said Berkshire Hills Tract;

Thence South 63°33' West a distance of 42.50 feet along said parallel line to a point on a line that is parallel with, and 12.50 feet southeasterly, measured at right angles, from the northeasterly line of said Lot 12;

Thence North 26°27' West a distance of 8.00 feet along said parallel line to a point on the northwesterly line of said Lot 12;

Thence North 63°33' East a distance of 62.50 feet along the northwesterly lines of said Lots 12 and 13 to the **POINT OF BEGINNING**;

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

 12/21/07 Date  Prep. 
Mark S. Brown, L.S. 5655 License Expires 9/30/05



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14

13

12

11

BERKSHIRE
BLOCK E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 63°33' W	8.00'
L2	N 71°27' W	16.97'
L3	S 63°33' W	42.50'
L4	N 26°27' W	8.00'
L5	N 63°33' E	62.50'

33
BLOCK D

PONTOOSUC AVENUE

P.O.B.

PRENDA AVENUE

HILLS

M.B. 13/57

10

11

12

13

1

BLOCK F

LOCATION OF
EASEMENT

BLOCK G

8.00' 25.00'
33.00'

• CITY OF RIVERSIDE, CALIFORNIA •

69-5

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: RICH DATE: 12/20/04

SUBJECT: 2276 PRENDA (BP 04-5893)



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EXCOMMUNICATIONS

15441