

When recorded mail to:

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

DOC # 2005-0332391

04/28/2005 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

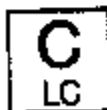


FREE RECORDING

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: P04-1005 – Zoning Case
A.P.N. 143-300-002-006 & 016

D - 15481

GRANT OF EASEMENT


BP RIVERSIDE 62, LLC, a California limited liability company, 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 Attachment "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated April 4, 2005

BP RIVERSIDE 62, LLC, a California limited liability company

By: Steven Berzansky, Trustee of The Berzansky Family Trust, dated August 8, 2003

By: David W. Peery, Trustee of The Peery Family Trust, dated August 8, 2003

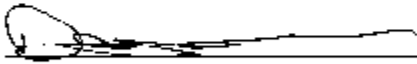
By 

Steve Berzansky

(print name)

Trustee Berzansky Family Trust dated Aug 8, 2003

Title Member of BP Riverside 62, LLC

By 

David Peery

(print name)

Co-Trustee of The Peery Family Trust dated August 8, 2003

Title Member

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On April 4, 2005 before me Sarah Murphy
(date) (name) Notary Public

a Notary Public in and for said State, personally appeared
David Peery, Steve Berzansky
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~~ they executed the same in his/~~her/their~~ their authorized capacity(ies), and that by his/~~her/their~~ 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.

Sarah Murphy
Signature

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 4-27-05

CITY OF RIVERSIDE

By [Signature]

General Services Director

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney

"ATTACHMENT A"

***STREET WIDENING
REZONING CASE – P04-1005***

Those portions of Lots 4, and 5 in block 54 of La Sierra Gardens per map recorded in Book 11 of Maps, pages 42 to 50, thereof, Records of Riverside County, California, being in the City of Riverside, County of Riverside, State of California, more particularly described as follows

Commencing at the intersection of the centerline of Cochran Avenue with the centerline of Polk Street, as shown by Parcel Map No. 22301, on file in book 152, pages 32 and 33 of Parcel Maps, Records of Riverside County, California;

Thence South $34^{\circ}18'40''$ East, along said centerline of Polk Avenue, a distance of 5.24 feet to northeasterly prolongation of the northwesterly line of said Lot 4 as shown by said Parcel Map No. 22301;

Thence South $55^{\circ}41'20''$ East, along said northeasterly prolongation of the northwesterly line of Lot 4, a distance of 40.00 feet to the southwesterly line of Lot "BB" of said La Sierra Gardens, and the TRUE POINT OF BEGINNING;

Thence continuing South $55^{\circ}41'20''$ West, along the northwesterly line of Lot 4, a distance of 190.77 feet to the southwesterly line of said Lot 4;

Thence South $34^{\circ}18'27''$ East, along said southwesterly line and along the easterly boundary of Lot "F" of La Sierra Park No.1, Unit No. 1, as per map on file in Book 37, pages 79 through 81 of Maps, Records of Riverside County, California, a distance of 27.76 feet to a line that is parallel with and distant 33.00 feet southeasterly, as measured at right angles, from the centerline of Cochran Avenue as shown by said Parcel Map No. 22301;

Thence North $55^{\circ}41'20''$ East, along said parallel line, a distance of 163.77 feet;

Thence South $84^{\circ}45'05''$ East, a distance of 29.83 feet to a line that is parallel with and distant 44.00 feet southwesterly, as measured at right angles, from the centerline of Polk Street as shown by said Parcel Map No. 22301;

Thence South $34^{\circ}18'40''$ East, along said line parallel with the centerline of Polk Street, a distance of 968.23 feet to the northwesterly line of Lot "C" of said Parcel Map No. 22301;

Thence North $55^{\circ}40'44''$ East, along said northwesterly line of Lot "C", a distance of 4.00 feet to said southwesterly line of Lot "BB" of La Sierra Gardens;

Thence North 34°18'40" West, along said southwesterly line of Lot "BB", a distance of 1015.00 feet 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.

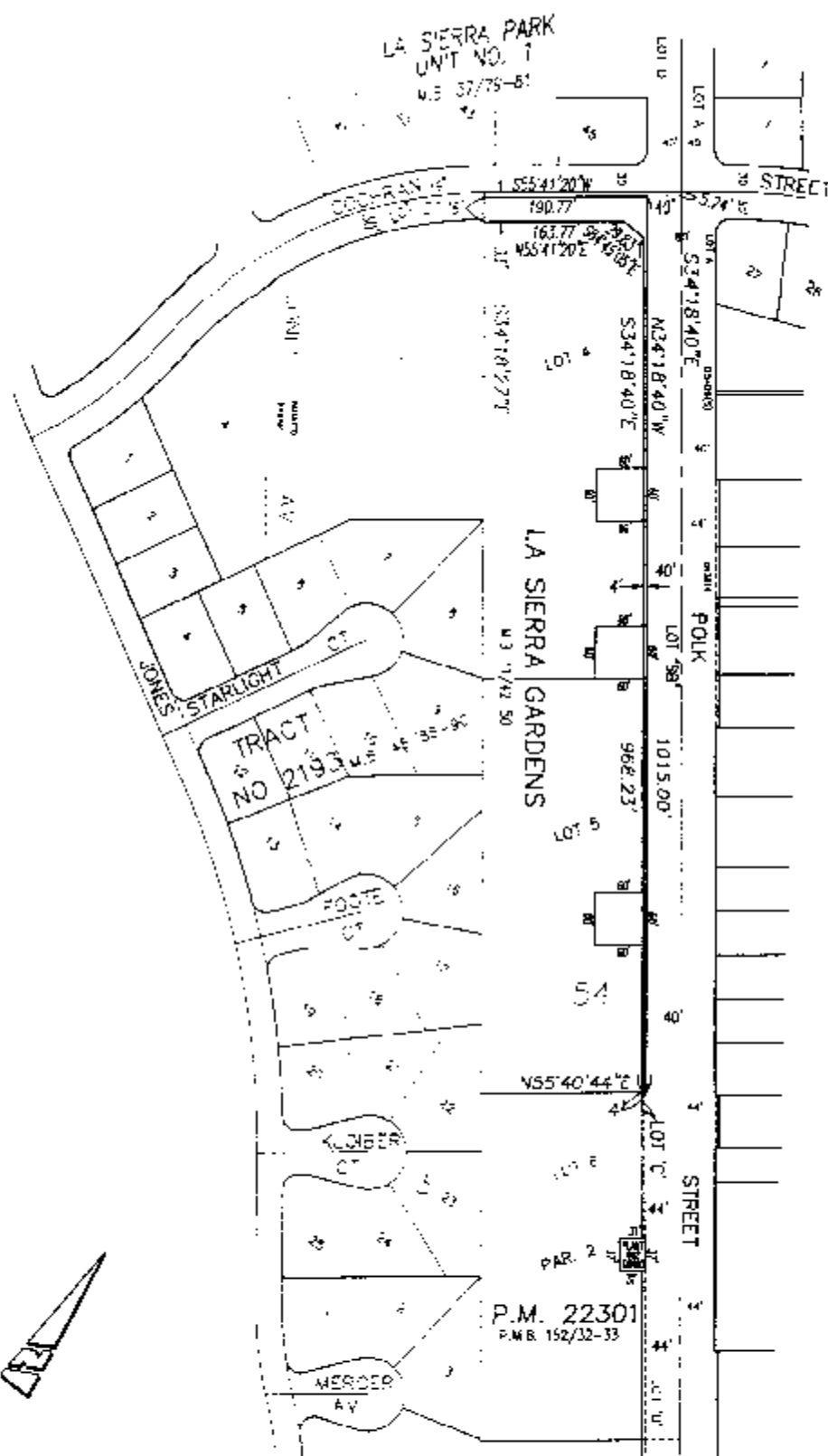
Jeffrey M. Barnes 3/10/05
Jeffrey M. Barnes, PLS 7663, Exp 12-31-06 Date



DESCRIPTION APPROVAL:

BY: K. Straut 3/9/2005
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



19-2

IW Consulting Engineers, Inc.

- Civil Engineering
- Surveying
- Land Planning

3544 University Avenue
Riverside, CA 92501

Tel: 951-509-1200
Fax: 951-509-1200

P04-1005 (REZONING)
J.N. 185.010
DRAWN BY: *AW*

SCALE: N.T.S.
MARCH 05, 2005

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION.

15481