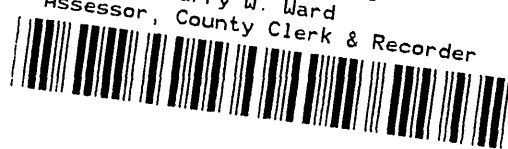


When recorded mail to:

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

DOC # 2006-0639237
08/30/2006 08:00A Fee:NC

Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



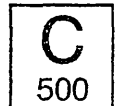
FREE RECORDING

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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			5						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									500

Project: LL-P05-0506
APN: 230-210-016
Address: 3410 Washington Street

D- 15853



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged PB INCOME FUND, LLC, a California Limited Liability Company, as Grantor, grants 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 the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of TRAFFIC SIGNAL AND RELATED ELECTRICAL FACILITIES, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in "EXHIBIT A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

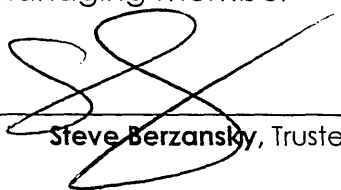
TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and

their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said TRAFFIC SIGNAL AND RELATED ELECTRICAL FACILITIES.

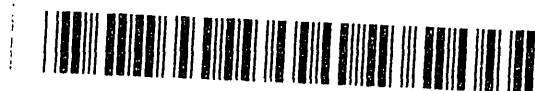
Dated 5-3-06

PB INCOME FUND, LLC,
a California Limited Liability Company

By: Steve Berzansky
Trustee of the Berzansky
Family Trust dated August 8, 2003
Its managing member



Steve Berzansky, Trustee



GENERAL ACKNOWLEDGEMENT

State of California

County of RIVERSIDE

} ss

On May 3, 2006 before me Carol Ann Carter
(date) (name)

a Notary Public in and for said State, personally appeared

Steve Beransky
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.

Carol Ann Carter
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. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 8/15/06

CITY OF RIVERSIDE

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY Jessan Wilson
Deputy City Attorney

By: Amelia M. Varkui

2006-0633237
08/28/2006 08:05A
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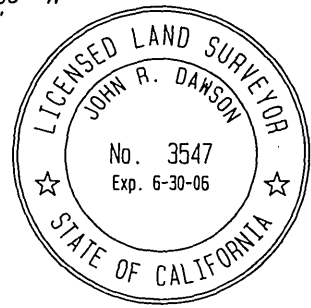
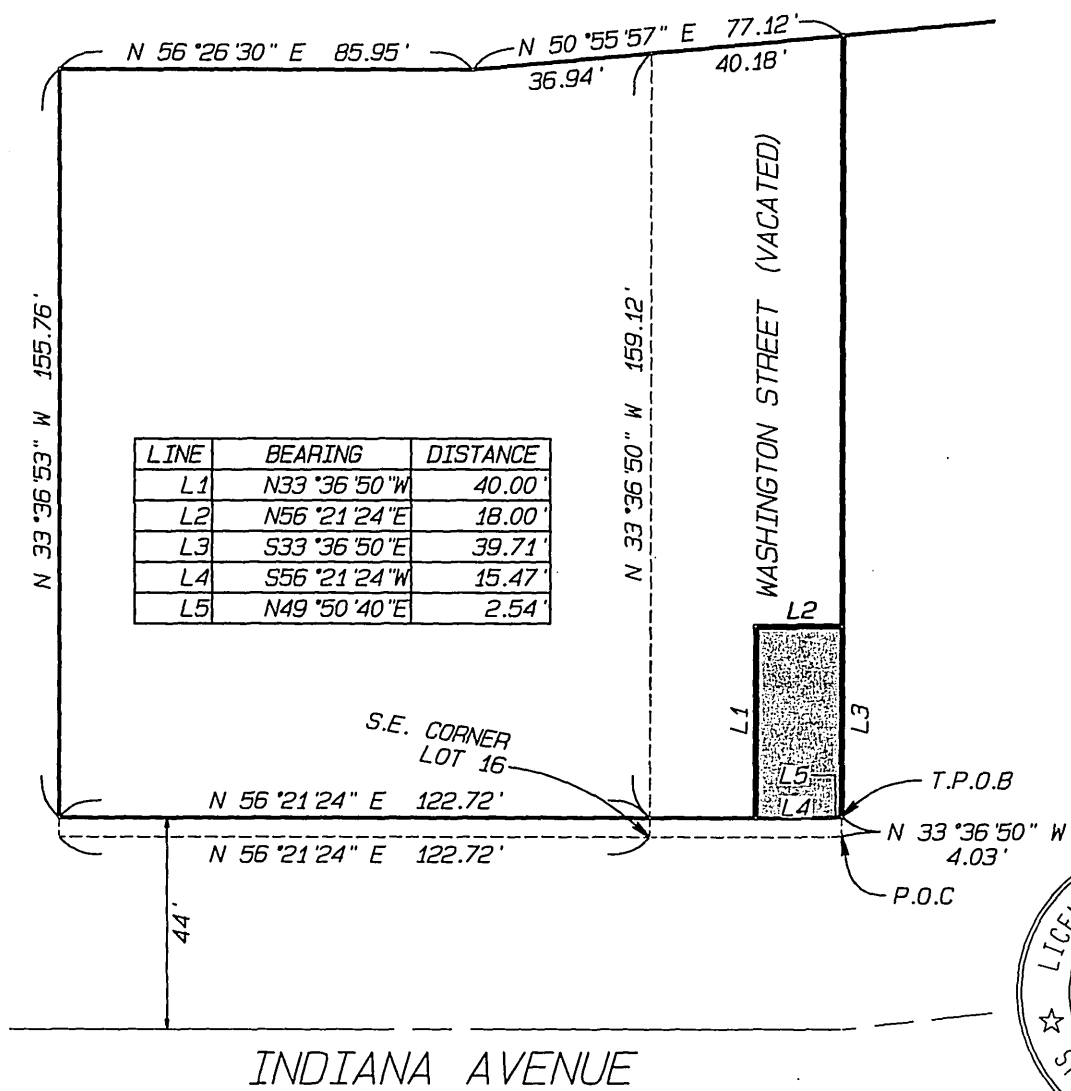




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 08/30/2006 08:00A
 5 of 5

EXHIBIT "A"

91 FREEWAY



53-8

PLAN PREPARED BY:

DAWSON SURVEYING, INC.
 LAND SURVEYORS

BOUNDARY SURVEYS - GPS - CONSTRUCTION STAKING
 ALTA SURVEY - AERIAL CONTROL - TOPOGRAPHIC SURVEYS
 575 E. CARPEDIEN DR COLTON, CA 92324
 PHONE: 909-430-0015 FAX: 909-430-0045

TRAFFIC SIGNAL FACILITIES DEDICATION

PORTION OF LOT 16
 BLOCK 20 OF LANDS OF
 W. T. SAYWARD & S. C. EVANS
 PER MB 3/2 S. B. CO.

H. O.	377.02
BY:	JRD
DATE:	121/27/05
SCALE:	1" = 40'
PAGE:	1 OF 1

15853