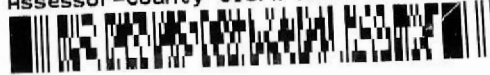


2021-0192723

03/26/2021 04:02 PM Fee: \$ 0.00

Page 1 of 6

Recorded in Official Records
County of Riverside
Peter Aidana
Assessor-County Clerk-Recorder



When recorded mail to:

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

FREE RECORDING

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

780

FOR RECORDER'S OFFICE USE ONLY

Por. APN: 263-050-023
Address: 1969 Eastridge Avenue

D -

17605

GRANT OF EASEMENT

Bottling Group, LLC, a Delaware Limited Liability Company, as Grantor(s),
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
do(es) hereby grant to the **CITY OF RIVERSIDE, a California charter city and**
municipal corporation, 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 the same, as well as pedestrian walkway facilities,
manufactured slopes, utilities, including but not limited to electric energy
distribution, transmission and telecommunications facilities, waterline distribution
and transmission facilities, sanitary sewers, storm drains, traffic signals and related
electrical facilities, gas line facilities, 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. Any physical damage to the easement area and/or Grantor's adjoining property caused by Grantee or its contractors shall be repaired by Grantee to a condition reasonably close to the previous condition.

Dated 1-15-21

Bottling Group, LLC, a Delaware Limited Liability Company,

By: _____

By:  _____

Print Name: _____

Print Name: MARTYN WALLACE

Title: _____

Title: DIRECTOR OF REAL ESTATE

ACKNOWLEDGMENT

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 Florida
County of Palm Beach } ss

On Jan 15th 2021, before me, Cara-Lynne K Dionisio,
notary public, personally appeared, Martyn Wallace
NY 783 975 174,

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.~~

Cara-Lynne K Dionisio

Notary Signature



**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, a California charter city and 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. 23439 of said City Council adopted May 14th, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

DATED March 18, 2021

CITY OF RIVERSIDE

By: _____


David Welch
Community & Economic
Development Director

APPROVED AS TO FORM:

BY: _____


CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

Por. APN: 263-050-023
Address: 1969 Eastridge Avenue

That certain real property located in the City of Riverside, County of Riverside, State of California, being that portion of City of Riverside Certificate of Compliance PMW-150 recorded May 23, 1989 as Instrument No. 166906 of Official records of Riverside County, California described as follows:

COMMENCING at the northwest corner of Parcel 2 of Parcel Map, as shown by map on file in Book 18, Page 70 of Maps, Records of Riverside County, California;

Thence South 00°21'15" East, along the west line of said Parcel 2, a distance of 46.11 feet to the **POINT OF BEGINNING**, said point being the southwest corner of Parcel 4-8-2 conveyed to the City of Riverside by deed recorded August 28, 1989, as Instrument No. 291854 of Official records of Riverside County, California

Thence continuing South 00°21'15" East, along the west line of said Parcel 2, a distance of 542.53 feet to the southwest corner of said Parcel 2;



Thence North 89°26'30" East, along the south line of said Parcel 2, a distance of 6.00 feet to a point on a line parallel with and distant 6.00 feet easterly, as measured at right angle, from the west line of said Parcel 2;

Thence North 00°21'15" West, along said parallel line, a distance of 542.51 feet to the southeast corner of said parcel of land conveyed to the City of Riverside;

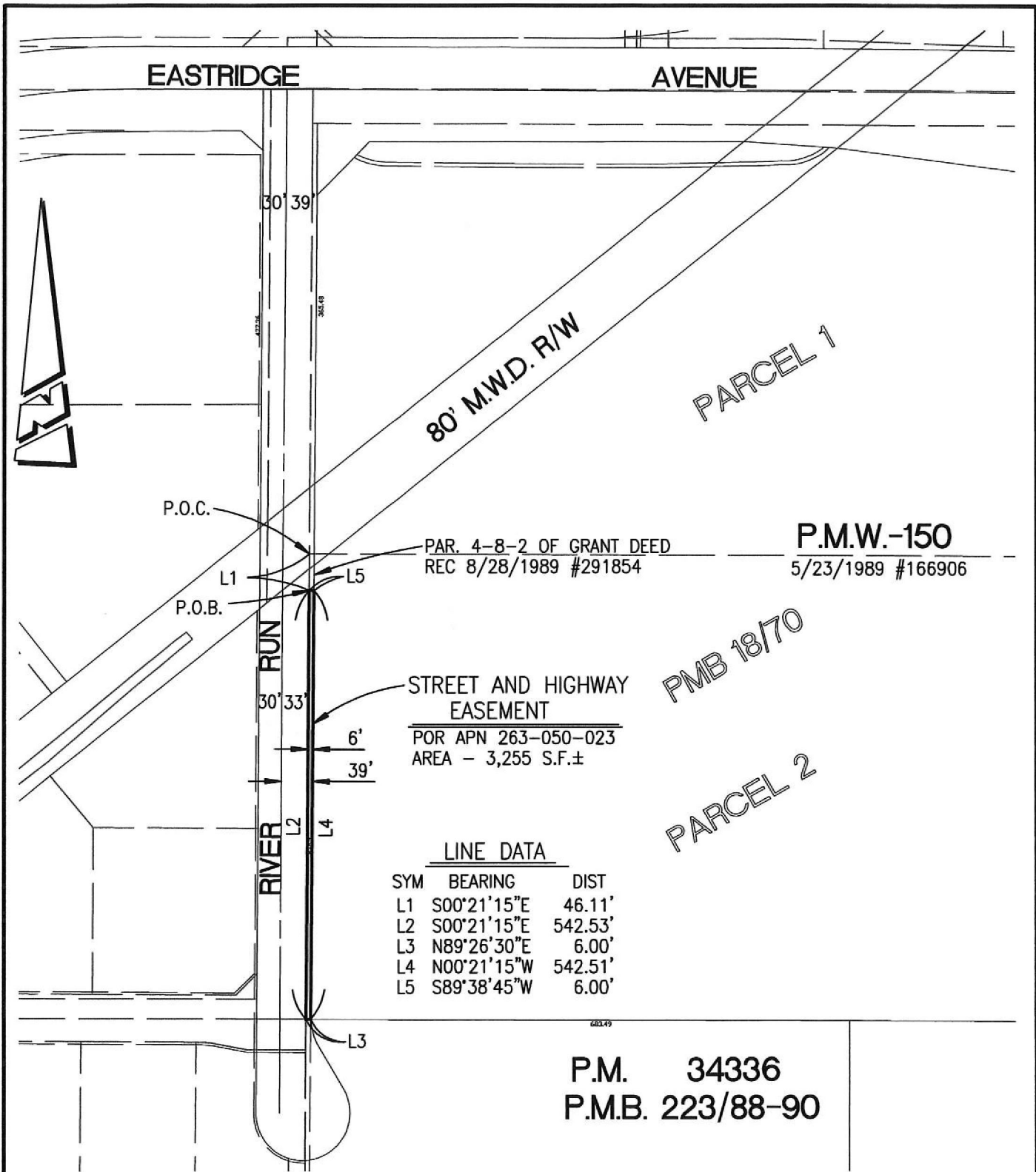
Thence South 89°38'45" West, along the south line of said parcel of land conveyed to the City of Riverside, a distance of 6.00 feet to the **POINT OF BEGINNING**.

Area – 3,255 S.F. more or less

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


Curtis C. Stephens, L.S. 7519 11/10/21 Date Prep. 





• CITY OF RIVERSIDE, CALIFORNIA •

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: NTS DRAWN BY: CURT DATE: 9/29/20 SUBJECT: RIVER RUN EASEMENT - POR APN 263-050-023