

2020-0626734

12/10/2020 10:03 AM Fee: \$ 0.00

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



459

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)

FOR RECORDER'S OFFICE USE ONLY

Project: P20-0222
Address: 9174 and 9258 Indiana Avenue
APN's: 233-170-001 & 233-180-007

D - 17611

GRANT OF EASEMENT

BP Partners Riverside, LLC, a California 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.

Dated 4/7/20

BP Partners Riverside, a California limited Liability company

By: [Signature]

Print Name: Steve Berzensky

Title: Member/Manager

By: _____

Print Name: _____

Title: _____

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

County of Riverside } ss

On April 7, 2020, before me, Carol Carter

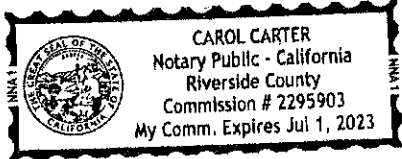
notary public, personally appeared, Steve Berzensky

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.

Carol Carter
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 June 19, 2020

CITY OF RIVERSIDE

By: _____


David Welch
Community & Economic
Development Director

Approved as to Form:


By: 
Susan D. Wilson
Assistant City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

Project: P20-0222
Address: 9174 and 9258 Indiana Avenue
APN's: 233-170-001 & 233-180-007

That certain real property located in the City of Riverside, County of Riverside, State of California being a portion of Lot 1 and Lot 2 in Block 30 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, Records of San Bernardino County, California, described as follows:

The Northwesterly 4.00 feet of the Southwesterly One-Half of the following described parcel of land:

BEGINNING at the Northeasterly corner of said Lot 1;

Thence Southwesterly along the Northwesterly line of said Lot 1, a distance of 435.6 feet;

Thence Southeasterly, at a right angle to said Northwesterly line and parallel with the Northeasterly line of said Lot 1, a distance of 428.7 feet;

Thence Northeasterly, 439 feet to a point on the Northeasterly line of said Lot 1, 356.3 feet Southeasterly from the Point of Beginning;

Thence Northwesterly along said Northeasterly line, a distance of 356.3 feet to the **POINT OF BEGINNING**, the Northeasterly line of said Southwesterly One-Half being parallel with the said Northeasterly line of Lot 1.

TOGETHER WITH the Northwesterly 4.00 feet of that portion of said Lot 1, described as follows:

BEGINNING on the Northwesterly line of said Lot 1, at a point 435.6 feet Southwesterly from the Northeasterly corner thereof;

Thence Southwesterly along said Northwesterly line, a distance of 90.43 feet;

Thence Southeasterly, at a right angle to said Northwesterly line Thence Southeasterly, at a right angle to said Northwesterly line and parallel with the Northeasterly line of said Lot 1, a distance of 463.28 feet to the Northwesterly line of the Atcheson, Topeka and Santa Fe Railroad Right of Way (formerly Southern California Railroad);

Thence Northeasterly along the Northwesterly of said Right of Way to a point on a line that is right angle to said Northwesterly line of Lot 1 and passes through the Point of Beginning;

Thence Northwesterly, along last said line, a distance of 500.15 feet to the **POINT OF BEGINNING**.

ALSO TOGETHER WITH the Northwesterly 4.00 feet that portion of said Lot 1 and said Lot 2, described as follows:

COMMENCING at the Northeasterly corner of said Lot 1;

Thence Southwesterly along the Northwesterly line of said Lot 1, a distance of 526.03 feet to the **POINT OF BEGINNING**;

Thence South 34°00' East, parallel with the Northeasterly line of said Lot 1, a distance of 463.28 feet to the Northwesterly line of the Atcheson, Topeka and Santa Fe Railroad Right of Way;



Thence South 78°12' West, along the Northwesterly line of said Atcheson, Topeka and Santa Fe Railroad Right of Way, a distance of 493.35 feet to the most Southerly corner of that certain parcel conveyed to Riverside City School District, by Deed recorded March 6, 1957 in Book 2050, Page 368 as Instrument No. 16511 of Official Records of Riverside County, California;

THENCE North 34°00' West, 276.65 feet on the Southwest line of said parcel to the Northwesterly line of said Lot 2;

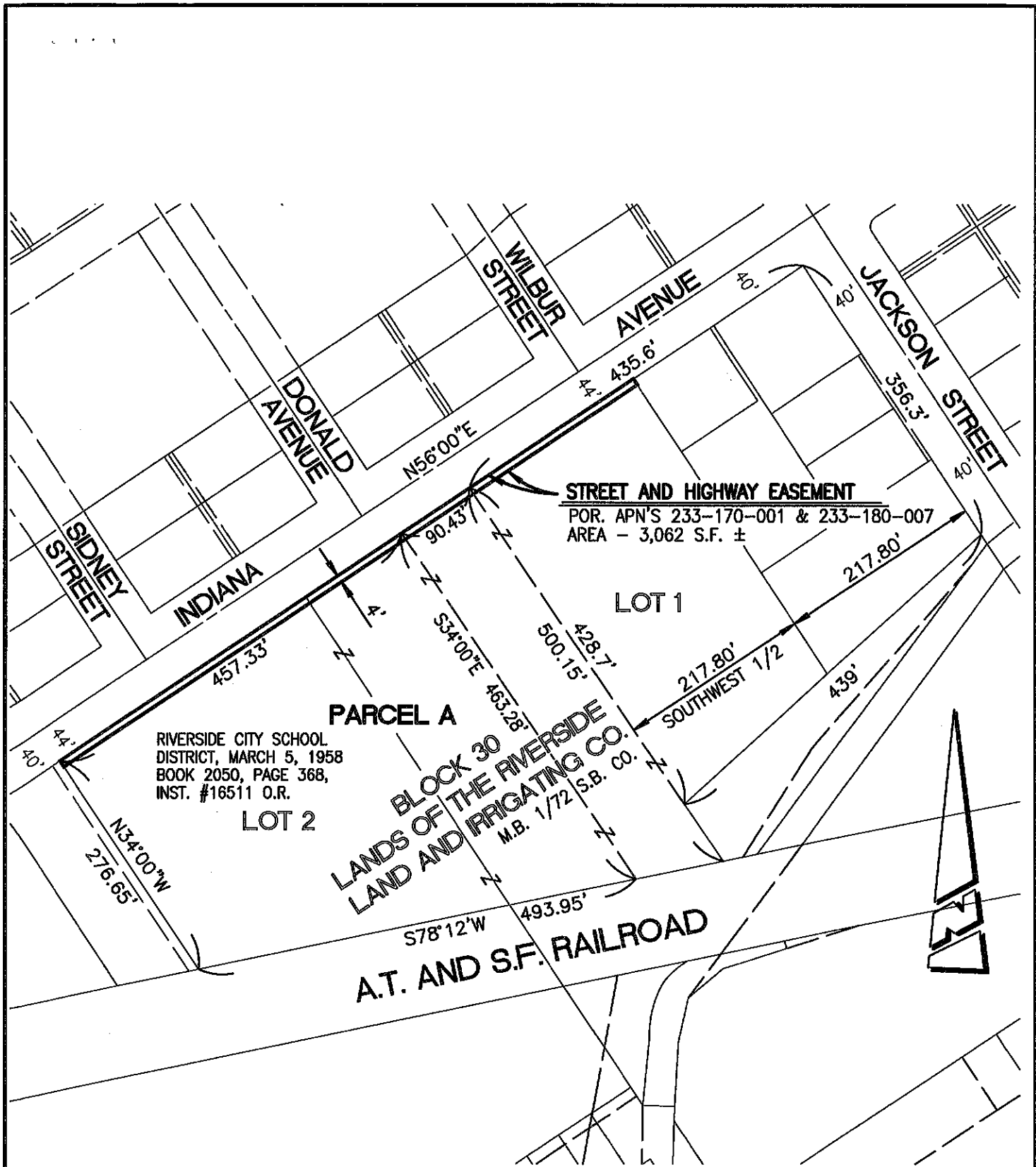
Thence North 56°00' East, along said Northwesterly line of Lot 2 and the Northwesterly line of said Lot 1, a distance of 457.33 feet to the **POINT OF BEGINNING**.

Area – 3,062 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.

 4/7/20 Prep. 
Curtis C. Stephens, L.S. 7519 Date





• 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: 1"=150'

DRAWN BY: CURT

DATE: 4/2/20

SUBJECT: 9174 AND 9258 INDIANA AVE - STREET & HIGHWAY EASEMENT