

When recorded mail to:

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

2022-0241272

05/25/2022 10:31 AM Fee: \$ 0.00

Page 1 of 8

Recorded in Official Records
County of Riverside
Peter Aldana
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)

3036

FOR RECORDER'S OFFICE USE ONLY

Project: GP-2021-16015
Por. APN: 211-111-037
Address: 1970 & 1990 Patterson Street

D- 17653

GRANT OF EASEMENT

Patterson Riverside, LLC, a California Limited Liability Company, as to an undivided 50% interest and Casino Center LLC, a Nevada Limited Liability Company, as to an undivided 50% interest, 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.

Patterson Riverside Apartments LLC, A California Limited Liability Company

Bluetop Riverside, LLC

Dated: 04/16/2022

By: T. Paragandha

Print: RAVI TIRUVAIPATI

Title: MANAGER

Casino Center, LLC, A Nevada Limited Liability Company

Dated: 4-22-2022

By: [Signature]

Print: KRIS KAKKAR

Title: MANAGER

ABNM Corporation

Dated: 04/19/2022

By: MHA

Print: MOHIT ARORA

Title: PRESIDENT

Dated: _____

By: _____

Print: _____

Title: _____

Casino Center LLC, A Nevada Limited Liability Company

Dated: 4-22-2022

By: [Signature]

Print: KRIS KAKKAR

Title: MANAGER

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 TEXAS of California
County of DALLAS } ss

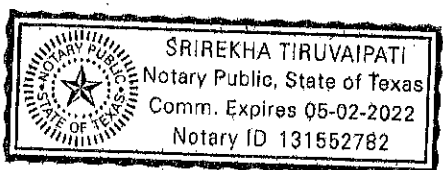
On 04/16/2022, before me, SRIREKHA TIRUVAIPATI,
notary public, personally appeared, RAVI TIRUVAIPATI

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 TEXAS California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

T. Sri Rekha
Notary Signature



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 ORANGE }
On April 22, 2022 before me, ERICA TAFOLLA, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Kris Kakkar
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

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.

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

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~~ ^{NEW JERSEY} New Jersey

County of Hudson } ss

On 4/19/22, before me, LaRon Spencer,
notary public, personally appeared, Mani Arora

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.

NEW JERSEY

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.

LaRon Spencer
Notary Signature

LaRon Spencer
Notary Public
New Jersey
My Commission Expires 04-18-2024
No. 50103352

**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 5/14/19

CITY OF RIVERSIDE

By: 

Chris Christopoulos
Acting Community & Economic
Development Director

APPROVED AS TO FORM:

BY: 
ASSISTANT CITY ATTORNEY

EXHIBIT "A"
GRANT OF EASEMENT LEGAL DESCRIPTION

PROJECT: GP-2021-16015
APN: POR. 211-111-037
ADDRESSES: 1970 & 1990 PATTERSON

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND MORE PRECISELY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHERLY TERMINUS OF THE CENTERLINE OF PATTERSON STREET AS SHOWN BY MAP OF SUN AIR HOMES PER MAP ON FILE IN MAP BOOK 28 PAGES 31 AND 32 RECORDS OF THE COUNTY OF RIVERSIDE, SAID SOUTHERLY TERMINUS ALSO BEING THE NORTH EAST CORNER OF PARCEL 3 OF DEED RECORDED NOVEMBER 04, 2019 AS DOCUMENT NUMBER 2019-0449358 OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;
THENCE S 00°30'00" E ALONG THE EASTERLY LINE OF SAID PARCEL 3 A DISTANCE OF 35.26 FEET TO A POINT (HERE AFTER) KNOWN AS RADIUS POINT;
THENCE CONTINUING S 00°30'00" E 51.00 FEET TO A POINT ON A CURVE DISTANT 51.00 FEET FROM THE AFOREMENTIONED RADIUS POINT;
THENCE WESTERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 105°00'00" A DISTANCE ON 93.46 FEET TO A POINT DISTANT N 75°30'00" W 51.00 FEET FROM THE AFOREMENTIONED RADIUS POINT;
THENCE N 14°30'00" E A DISTANCE OF 22.72 FEET TO A POINT ON THE SOUTH LINE OF LOT 16 OF SAID SUN AIR HOMES DISTANT S 89°21'00" W 43.38 FEET FROM THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTH LINE OF THE AFORESAID PARCEL 3;
THENCE N 89°21'00" E ALONG THE SOUTH LINE OF SUN AIR HOMES A DISTANCE OF 43.38 FEET TO THE POINT OF BEGINNING.

CONTAINS 3727.3 SQUARE FEET MORE OR LESS

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.



A handwritten signature in blue ink, appearing to read "Jim D. Williams".

DATE: 02/22/2022

DESCRIPTION APPROVAL:

BY: DB Williams 3/15/2022
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

EXHIBIT GRANT OF EASEMENT PLOT

