

When recorded mail to:

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

2017-0533507

12/20/2017 12:24 PM Fee: \$ 0.00

Page 1 of 6

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)

110

FOR RECORDER'S OFFICE USE ONLY

Project: P16-0375 Lot Line Adjustment
APN: 225-242-047 & 225-242-048

D - 17445


GRANT OF EASEMENT

B.H. CENTRAL, 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: 12-7-17

B.H. CENTRAL, LLC, a California Limited Liability Company

By:  _____

Print Name: ARSALAN BOZINI

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.

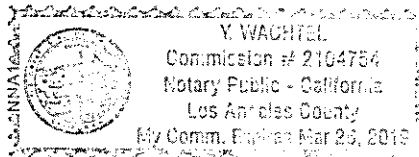
State of California)
County of Los Angeles) ss

On December 7th, 2017 before me, Y. Wachtel
Notary Public, personally appeared Arsalan Gozini,
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.

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

Dated: December 19, 2017

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

APPROVED AS TO FORM:

BY: Susan Wilson
ASSISTANT CITY ATTORNEY

**EXHIBIT "A" – LEGAL DESCRIPTION
PUBLIC STREET AND HIGHWAY EASEMENT**

The northerly 16.00 of Parcel 3 of land granted to B.H. CENTRAL, LLC by deed recorded September 01, 1996 as Instrument No. 1999-394996 of Official Records of Riverside County, lying within that portion of the northwest quarter of the southeast quarter and the southwest quarter of Section 34, Township 2 South, Range 5 West, City of Riverside, County of Riverside, State of California, San Bernardino Meridian, according to the official plat thereof.

Containing 2400 square feet, more or less.

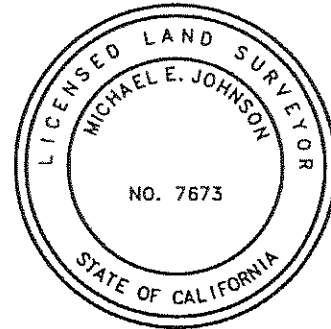
SEE PLAT ATTACHED HERETO AND MADE A PART HEREOF.
PREPARED UNDER MY SUPERVISION



Michael E. Johnson, L.S. 7673

9/18/17

Date



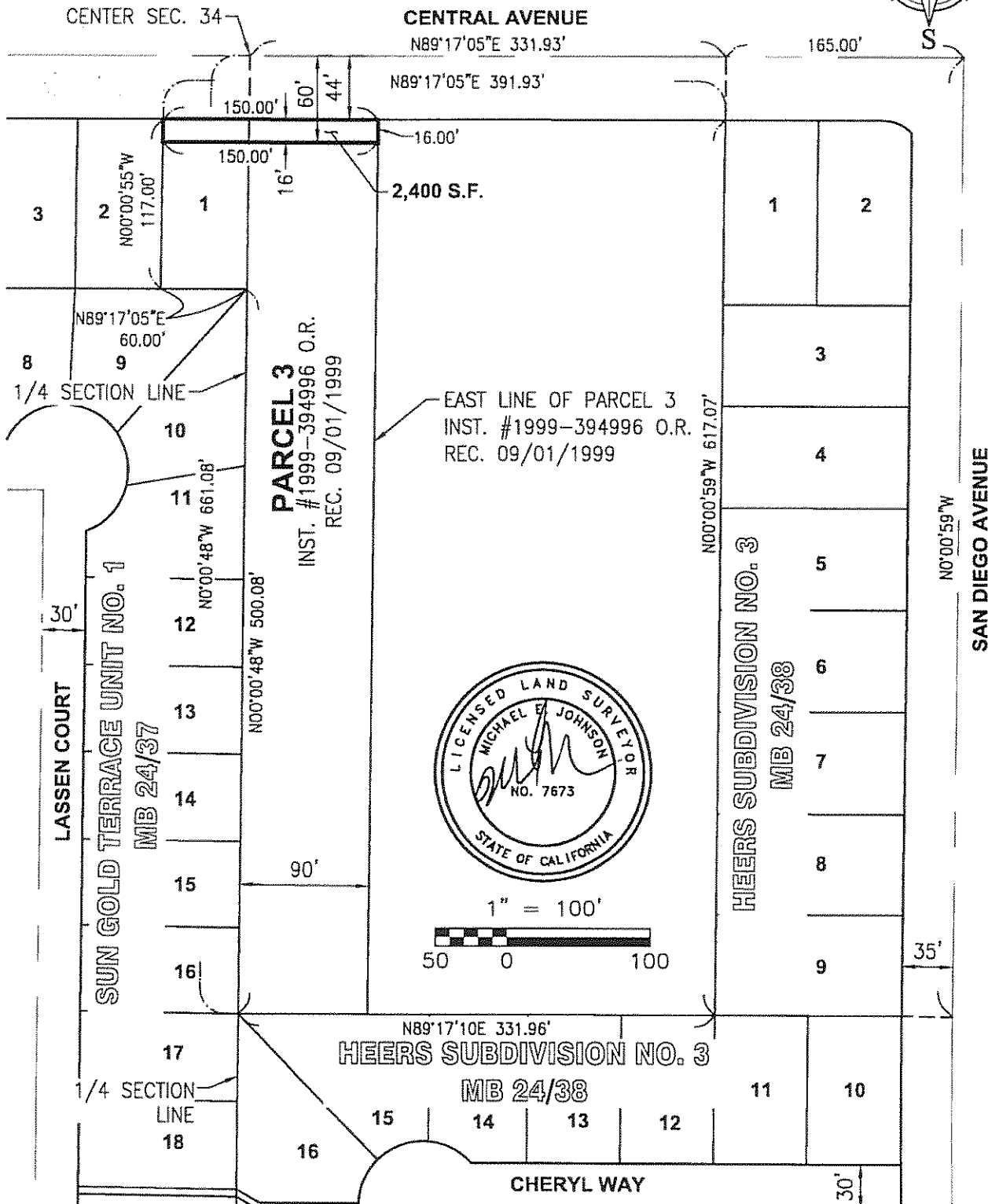
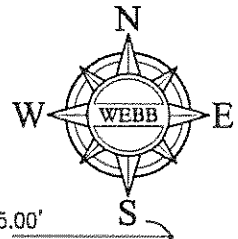
Assessor's Parcel Number(s):
225-242-047
Section 34, Township 2 South, Range 5 West, SBM
Prepared By: JCR Checked By: mfj

DESCRIPTION APPROVAL:



CURTIS C. STEPHENS, L.S. 7519 12/15/17
CITY SURVEYOR DATE

PUBLIC STREET AND HIGHWAY EASEMENT



SEC. 34, T2S, R5W, SBM ASSESSOR'S PARCEL NUMBERS: 225-242-047
 G:\2016\16-0072\Drawings\Mapping\Legals & Plats\16-0072-PUE.dwg 9/13/2017 7:07 PM

SCALE: 1"=100' DRWN BY JCR DATE 09-13-17
 CHKD BY *[Signature]* DATE 9/18/17 SHEET 1 OF 1 W.O. 16-0072

ALBERT A.
WEBB
 ASSOCIATES

D-17445