

When recorded mail to:

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

DOC # 2006-0639236
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 - 15852



GRANT OF EASEMENT

PB INCOME FUND, LLC, a California Limited Liability Company, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant 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 public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains 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 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 BERZANSKY
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.



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:



2006-0639236
08/30/2006 03:00A
2 of 5

**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

By: Amelia M. Valeri

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY Susan Wilson
Deputy City Attorney

DESCRIPTION APPROVAL:

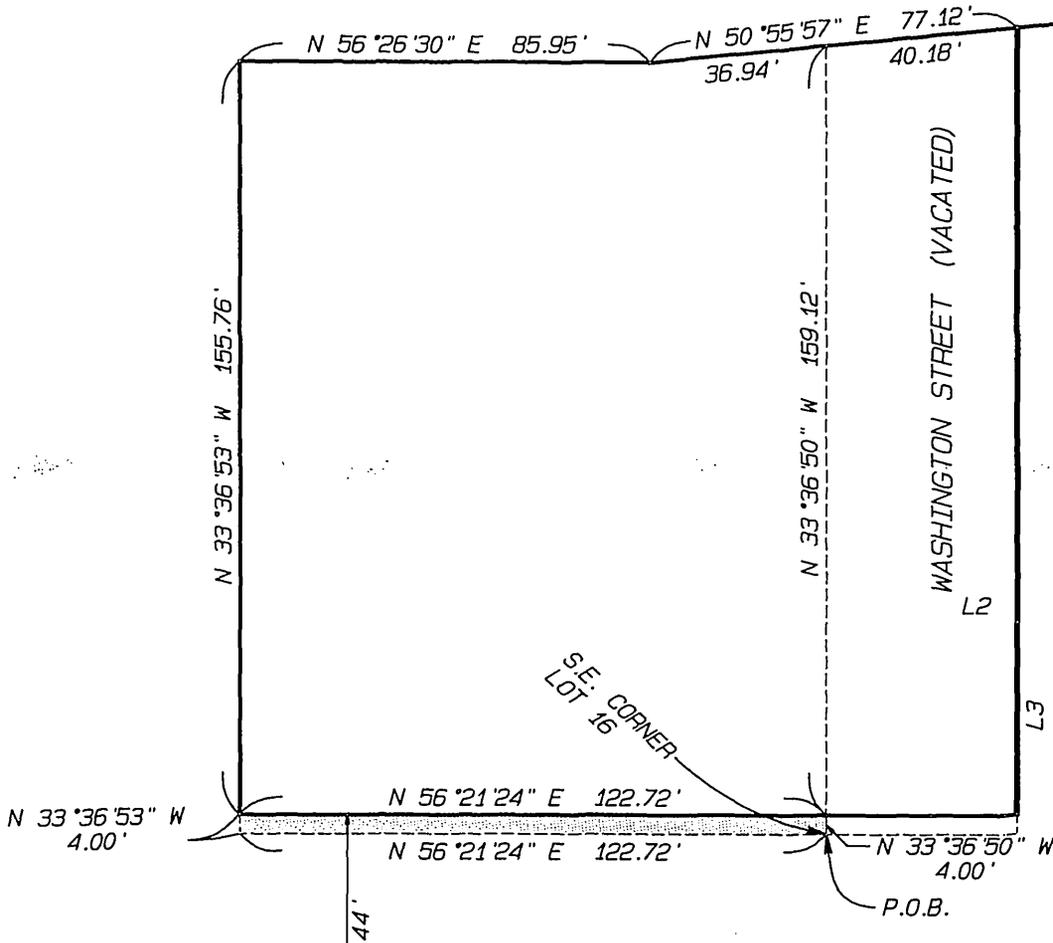
BY: [Signature] 08-15-06
DATE
FOR: MARK S. BROWN
CITY SURVEYOR



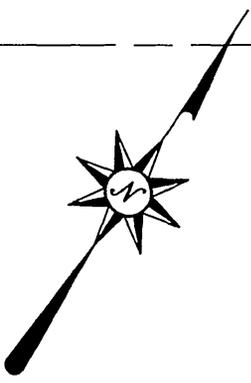
2006-0639236
08/30/2006 08:00A
3 of 5

EXHIBIT "B"

91 FREEWAY



2006-06-30 08:00
 08/30/2006 08:00
 5 of 5



INDIANA AVENUE



53-8

PLAN PREPARED BY:

DAWSON SURVEYING, INC.
 LAND SURVEYORS

BOUNDARY SURVEYS - GPS - CONSTRUCTION STAKING
 ALTA SURVEY - AERIAL CONTROL - TOPOGRAPHIC SURVEYS
 575 E. CARREON DR COLTON, CA 92324
 PHONE: 909-430-0016 FAX: 909-430-0046

INDIANA AVENUE DEDICATION

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

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

15852