

Commonwealth Land Title Company

DOC # 2014-0282066
07/28/2014 01:10 PM Fees: \$0.00
Page 1 of 7
Recorded in Official Records
County of Riverside
Larry W. Ward
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)

**This document was electronically submitted
to the County of Riverside for recording**
Received by: CARAGON

9305034

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Street Widening
POR. APN: 143-356-009
Address: 4310 Tyler Street

D - 17068

GRANT OF EASEMENT

The JACK and FLORENCE BERLIN FOUNDATION, a Delaware non profit corporation, as to an undivided 76.0% interest and EDWARD ALLEN BERLIN, LLC, a Colorado limited liability company, as to an undivided 24.0% 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 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.

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Dated _____

The JACK and FLORENCE BERLIN
FOUNDATION, a Delaware non profit
corporation

By _____

By  _____

(print name)

Patrice Bery
(print name)

Title _____

Title Director _____

Dated _____

EDWARD ALLEN BERLIN, LLC, a Colorado
limited liability company

By _____

By  _____

(print name)

Patrice Bery
(print name)

Title _____

Title Partner _____

COLORADO
State of ~~California~~
County of JEFFERSON } ss

On JULY 14, 2014, before me ANNE NICHOLAS
notary public, personally appeared PATRICE BERRY

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.

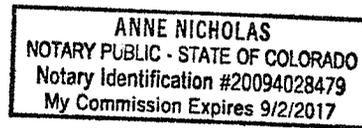
^{or}
COLORADO

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.

Anne Ni

Notary Signature



an COLORADO
State of ~~California~~ }
County of JEFFERSON } ss

On JULY 14, 2014, before me ANNE NICHOLAS

notary public, personally appeared PATRICK BERRY

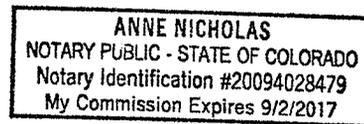
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.



Notary Signature

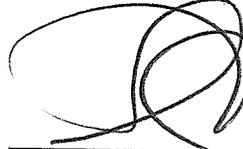


**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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 July 24, 2014

CITY OF RIVERSIDE



By: _____
David Welch
Real Property Services Manager

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

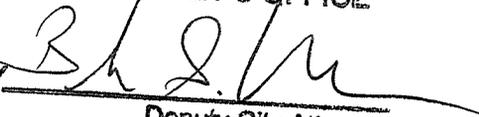
BY 
Deputy City Attorney

EXHIBIT "A"

POR. APN: 143-356-009
Street & Highway Easement

That portion of Block 8 of Tract No. 3 of La Sierra Heights, as shown by map filed in Map Book 8, Page 27, in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

BEGINNING at the point of intersection of the southwesterly line of Tyler Street, shown as Tyler Avenue on Assessor's Map No. 22, as shown by map filed in Book 1, Page 27 of Assessor's Maps, records of Riverside County, with the northwesterly line of Lot G, as shown on said Tract No. 3 of La Sierra Heights, said Lot G also shown as Harbach Avenue (now vacated) on said Assessor's Map No. 22;

Thence North 34°20' West along said southwesterly line of Tyler Street, a distance of 225.04 feet to the most easterly corner of that certain parcel of land described in Grant Deed to the City of Riverside by document recorded April 17, 1978, as Instrument No. 72716 of Official Records of Riverside County, California;

Thence southwesterly, parallel with the northwesterly line of the southeasterly 30 acres of said Block 8, and along the southeasterly line of said parcel of land described in document recorded April 17, 1978, to a point on a line that is parallel with, and 50.00 feet southwesterly, measured at right angles, from the centerline of said Tyler Street;

Thence southeasterly along said parallel line to a point on the northwesterly line of said Lot G;

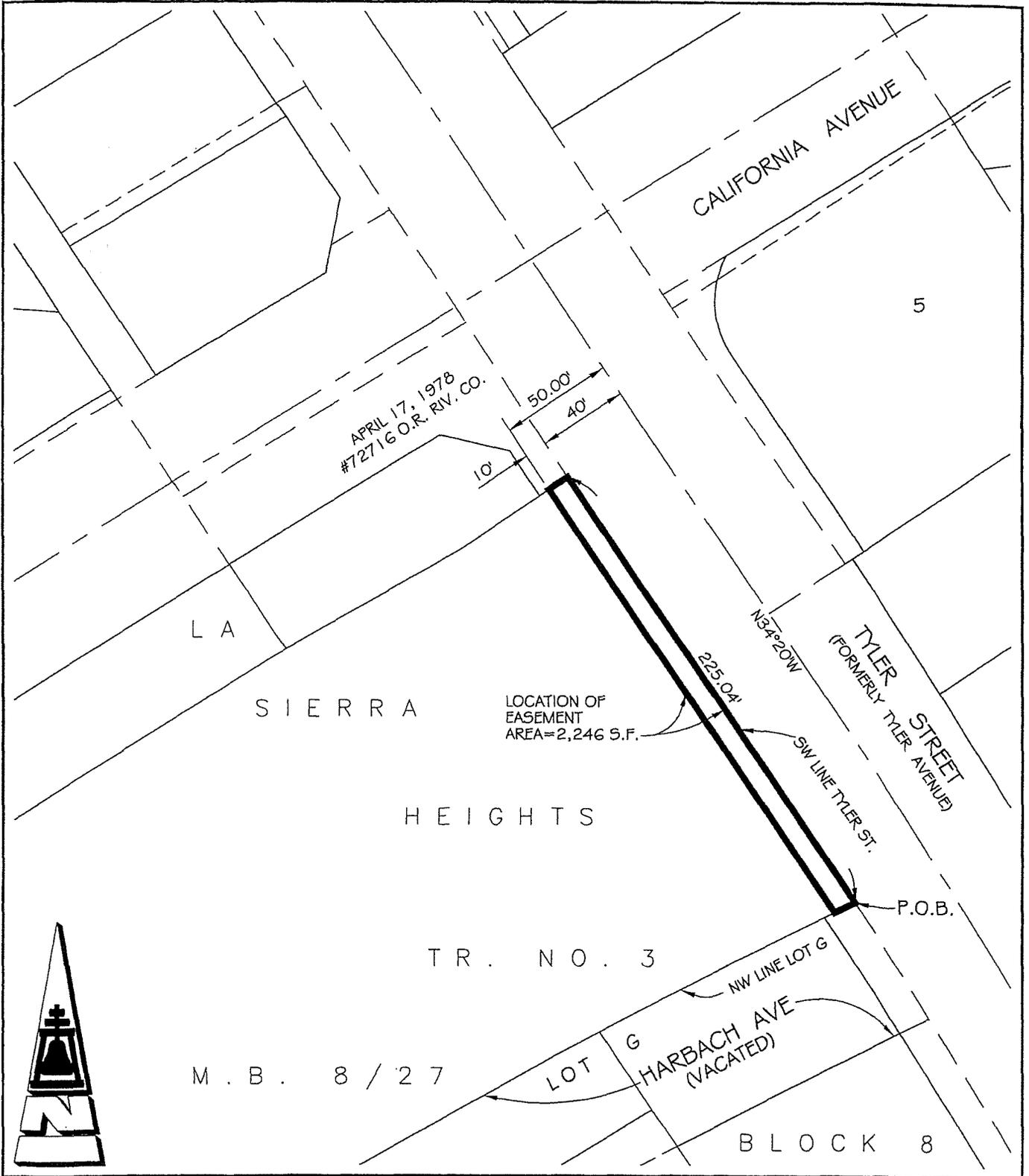
Thence northeasterly along said northwesterly line of Lot G to the **POINT OF BEGINNING.**

Containing 2,246 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 11/3/14 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"=60' DRAWN BY: RICH DATE: 7/19/12 SUBJECT: TYLER STREET WIDENING - APN 143-356-009

G:\COMMON\SURVEY\DOCUMENTS\PUBLIC WORKS\TYLER STREET WIDENING\143-356-009

D-17068