

2016-0207681

05/20/2016 03:59 PM Fee: \$ 0.00

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Recorded in Official Records
County of Riverside
Peter Aldana
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)

149					R	A	Exam: 100		
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SIZE	NCOR	SMF	NCHG	T:			NCC110		

FOR RECORDER'S OFFICE USE ONLY

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Project: P15-0933
POR. APN: 221-082-017, -018 & -019
Address: 4335 Bermuda Avenue

D - 17308

GRANT OF EASEMENT

Transformation Ministries, a California corporation, who acquired title as Southern California Baptist Convention, a California corporation, 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 4/27/16

Transformation Ministries,
a California corporation

By: _____

By: [Signature]

Print Name: _____

Print Name: WILLIAM C. NOLTE

Title: _____

Title: CEO/MISSION LEAD

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

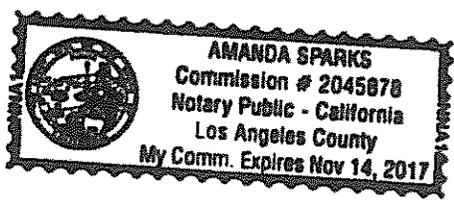
On April 27, 2016, before me, Amanda Sparks, notary public,
notary public, personally appeared, William Nolte

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.

Amanda Sparks
Notary Signature

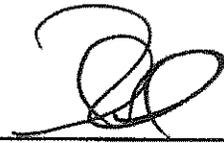


**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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 May 12th, 2016

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

APPROVED AS TO FORM
BY: 
Deputy City Attorney

Exhibit A

That certain property located in the City of Riverside, County of Riverside, State of California, described as follows:

The easterly 8.00 feet of Lots 30 through 32, inclusive of El Ultimo Tract, filed in Book 16, Page 27 of Maps, records of said Riverside County.

Together With that portion of Lot 15 of Castleman's Addition to Riverside, filed in Book 3, Page 19 of Maps, records of San Bernardino County, described as follows:

Commencing at a point on the westerly line of said Lot 15 distant South 0°30'00" West, 190.60 feet from the northwesterly corner thereof;

Thence parallel with the northerly line of said Lot 15, South 89°38'00" East, a distance of 134.08 feet to point in a line parallel with and 33.00 feet westerly and measured at right angle to centerline of Bermuda Avenue (formerly Mariposa Street as shown on said El Ultimo Tract), said point being the **True Point of Beginning**;

Thence, continuing South 89°38'00" East, a distance of 8.00 feet to the westerly line of Bermuda Avenue;

Thence South 0°30'00" West along said westerly line, a distance of 40.16 feet to the northeasterly corner of said Lot 32 of said El Ultimo Tract;

Thence North 89°38'00" West along the northerly line of said Lot 32, a distance of 8.00 feet to said parallel line;

Thence North 0°30'00" East along said parallel line, a distance of 40.16 feet to the **True Point of Beginning**.

Containing 1,280 square feet, more or less.

Prepared by me or under my direction

3-3-2016
Gordon D Edwards

Gordon D Edwards, PLS 6678
Expiration 6-30-2016



DESCRIPTION APPROVAL:

BY: *[Signature]* 5/3/16
DATE

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

D-17308

12TH STREET
 P.O.C. $N89^{\circ}38'00''W$
 NW'LY COR LOT 15 OF
 CASTLEMAN'S ADDITION,
 MB 3/19 S.B.Co.



190.60'
 50'30"00"W

$S89^{\circ}38'00''E$ 142.08'
 134.08'

CASTLEMAN'S ADDITION TO
 RIVERSIDE MB 3 / 19 SB.Co.
 POR. LOT 15

T.P.O.B.

$N0^{\circ}30'00''E$
 40.16'

8.00'

40.16'
 50'30"00"W

11

W'LY LINE LOT 15 OF
 CASTLEMAN'S ADDITION

25'

33'

10

JOHNSON'S
 SUBDIVISION
 MB 6 / 57

$N89^{\circ}38'00''W$ 8.00'
 8'

32

BERMUDA AVE (MARIPOSA ST)

31

EL ULTIMO TRACT
 MB 16 / 27

8'

9

33'

TO FOURTEENTH STREET

30

8'

13

HAPPY KNOLL
 TRACT
 MB 11 / 09

27

28

29

25'

PLAT PREPARED BY:
adkan
ENGINEERS
 Civil Engineering • Surveying • Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 • Fax: (951) 688-0599

JOB NO. 8924 DATE: 3-3-2016
 APPROVED BY:

 GORDON D EDWARDS, PLS 6678

CLIENT: TRANSFORMATION MINISTRIES
 BERMUDA AVE
 STREET DEDICATION
 D-17308