

AS

012069

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)

Project: Jurupa Avenue Widening  
Parcel 82

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK P.M.

JAN 13 1992

Recorded in Official Records  
of Riverside County, California

Recorder Fees \$  
*[Signature]*

*[Handwritten mark]*

FOR RECORDER'S OFFICE USE ONLY

13153

GRANT DEED

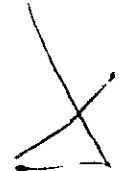
STANLEY S. ABRAMS and PHYLLIS P. ABRAMS, husband and wife as community property as to an undivided 34.00% interest and LEO ABRAMS and BLANCHE ABRAMS, as co-trustees of the trust created by the Declaration establishing the Leo Abrams and Blanche Abrams Family Trust, dated July 1, 1981 as to an undivided 37.40% interest and STAN ABRAMS MANAGEMENT, INC., a California corporation as to an undivided 5.10% interest and LEONARD S. CARLIN and TERESA L. CARLIN, husband and wife as community property as to an undivided 12.30% interest and ARTHUR J. ABRAMS and CLAIRE ABRAMS, husband and wife as community property as to an undivided 9.25% interest and HOWARD PASCAL and DENYSE CANTIN PASCAL, husband and wife as community property as to an undivided 1.95% interest, all as tenants in common, Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Government Lot 3 in Fractional Section 28, as shown by map entitled, "Plan showing subdivisions of Section 33 and Fractional Section 28, Township 2 South, Range 5 West, San Bernardino Meridian," on file in Book 2, Page 2 of Maps, records of San Bernardino County, California, described as follows:

This document filed for record by Commonwealth Land Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

APPROVED AS TO FORM  
*[Signature]*  
BY RECORDER

13156



COMMENCING at the intersection of the southerly line of Jurupa Avenue with the easterly line of Parcel 4 of Record of Survey on file in Book 7, Page 85 of Record of Surveys, records of said Riverside County; said southerly line of Jurupa Avenue being parallel with and distant 44.00 feet southerly, as measured at right angles, from the centerline of Jurupa Avenue as shown by said Record of Survey;

THENCE North 86° 04' 00" West, along said southerly line, a distance of 34.96 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE North 86° 04' 00" West, a distance of 1.63 feet;

THENCE South 46° 59' 10" West, a distance of 13.65 feet;

THENCE South 0° 02' 20" West, a distance of 1.63 feet; the preceding three courses being along said southerly line of Jurupa Avenue and along the easterly line of Correll Street as conveyed to the City of Riverside by deed recorded June 26, 1970, as Instrument No. 61347 of Official Records of said Riverside County;

THENCE North 46° 59' 10" East, a distance of 15.87 feet to the POINT OF BEGINNING.

Area - 17.5 square feet.

DESCRIPTION APPROVAL 7/14/89  
George P. Hutchinson by [Signature]  
SURVEYOR, CITY OF RIVERSIDE

Dated 7/9/81

STAN ABRAMS MANAGEMENT, INC., a California corporation

By [Signature: Stan Abrams]  
Title CEO

By \_\_\_\_\_  
Title \_\_\_\_\_



LEO ABRAMS and BLANCHE ABRAMS, as co-trustees of the trust created by the Declaration establishing the Leo Abrams and Blanche Abrams Family Trust, dated July 1, 1981

[Signature: Leo Abrams] Successor Trustee  
LEO ABRAMS - Co-Trustee

[Signature: Blanche Abrams] Co-Trustee  
BLANCHE ABRAMS - Co-Trustee

Stanley S. Abrams  
STANLEY S. ABRAMS

Phyllis P. Abrams  
PHYLLIS P. ABRAMS

Leonard S. Carlin  
LEONARD S. CARLIN

Teresa L. Carlin  
TERESA L. CARLIN

Arthur J. Abrams  
ARTHUR J. ABRAMS

Claire Abrams  
CLAIRE ABRAMS

Howard Pascal, Stanley S. Abrams's Attorney in Fact  
HOWARD PASCAL

Denyse Cantin Pascal, Stanley S. Abrams's Attorney in Fact  
DENYSE CANTIN PASCAL

CONSENT TO RECORDATION

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. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated December 4, 1991

[Signature]  
Title Real Property Services Manager

0005u/m - 0541u/a

12069



**OLD NATIONAL BANK**

MEMBER OLD NATIONAL BANCORP  
PO. Box 718·Evansville, IN 47705  
(812) 464-1200

State of Indiana  
County of Vanderburgh

on this 18 day of Nov, in the year  
1991, before me, the undersigned, a Notary Public in  
and for said State, personally appeared

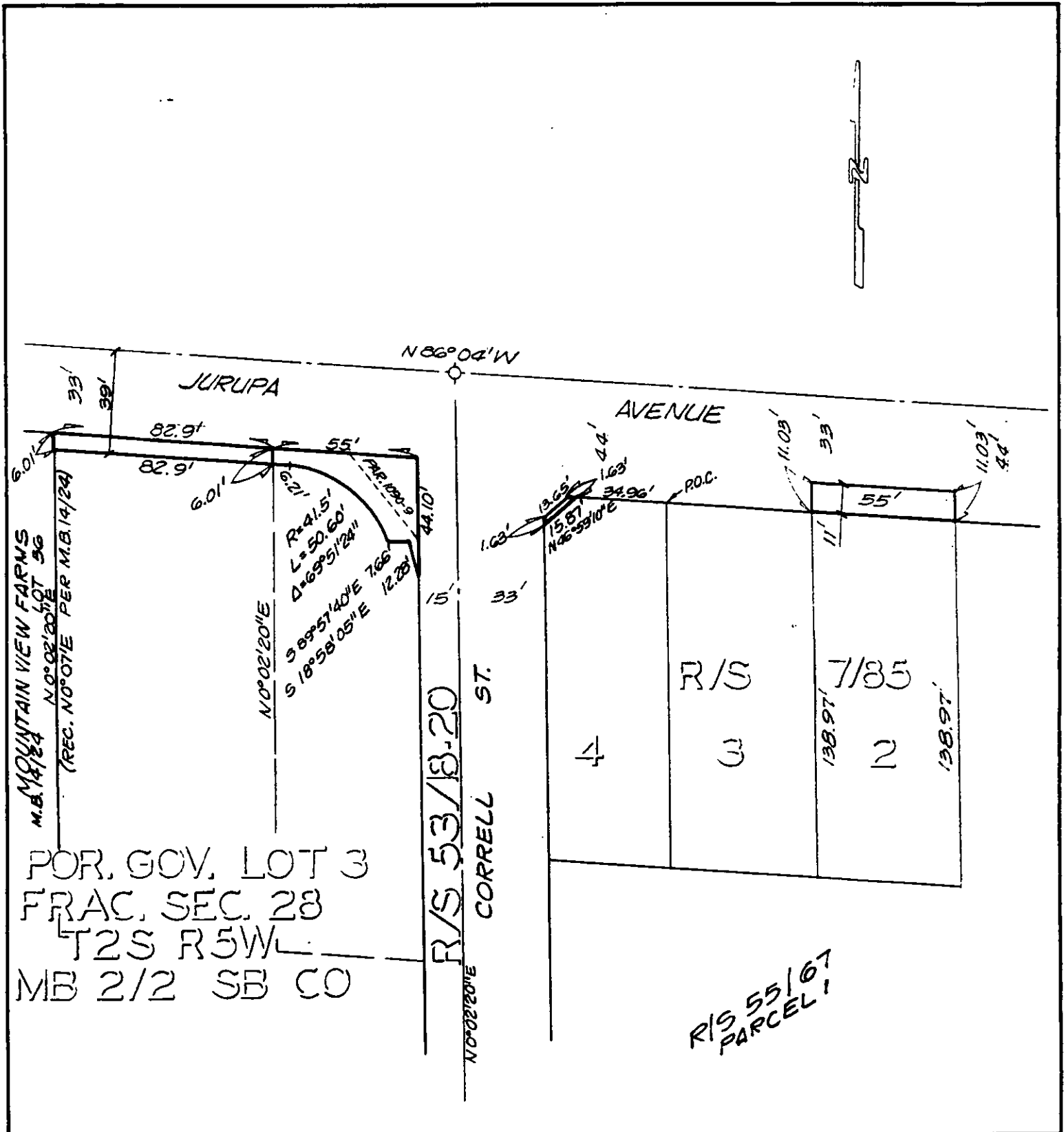
Claire Abrams  
and Arthur J. Abrams

personally known to me to be the person whose  
names subscribed to the within instrument, and  
acknowledged to me that they executed it.

Witness my hand and official seal.

HELEN E. COOK  
NOTARY PUBLIC STATE OF INDIANA  
VANDERBURGH COUNTY  
MY COMMISSION EXP JULY 20, 1994

13156



• 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 9 OF 12-5

4/19 10

SCALE: 1" = 50'

DRAWN BY GS DATE 3/23/89

SUBJECT JURUPA AVENUE WIDENING