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When recorded mail to:

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

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

FEB - 9 1996

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code §6103)

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$

8  
9

FOR RECORDER'S OFFICE USE ONLY

Project: CU-20-767 - 1420 University Avenue  
A.P.N. 253-030-014

D - 13931

OFFER OF DEDICATION

On this 1 day of Feb., 1996, GROVER G. MOSS and LINDA L. MOSS, husband and wife as joint tenants, do irrevocably offer for dedication to the CITY OF RIVERSIDE, a municipal corporation of the State of California, its successors and assigns, pursuant to the provisions of California Government Code Section 7050, 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 public street and highway, that real property located in the City of Riverside, County of Riverside, State of California, described as follows:

The northerly 10.50 feet of Parcel 1 of Parcel Map 15816, as shown by map on file in Book 77, Pages 24 and 25 of Parcel Maps, records of Riverside County, California.

Area - 1315 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Mark S. Brown 2/1/96 Prep. [Signature]  
Mark S. Brown, L.S. 5655 Date

License Expires 9/30/99



Dated 2-2-96

Grover G. Moss  
GROVER G. MOSS  
Linda L. Moss  
LINDA L. MOSS

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On February 1, 1996 before me Edna Woodie  
(date) (name)

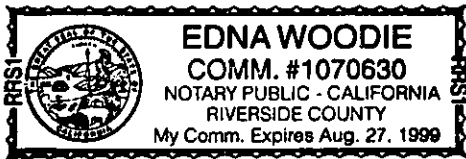
a Notary Public in and for said State, personally appeared

Grover G. Moss and Linda L. Moss  
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.

Edna Woodie  
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

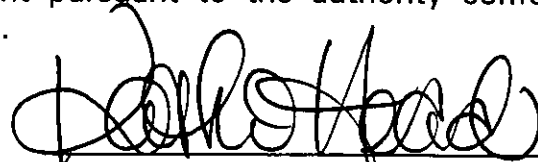
The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONSENT TO IRREVOCABLE OFFER OF DEDICATION**  
**(Government Code Section §7050)**

The City of Riverside, a municipal corporation, hereby consents through the undersigned officer to the hereinabove irrevocable offer of dedication, provided, however, this consent does not constitute acceptance of said offer of dedication at this time, but said City, through its City Council, reserves all rights to accept said offer at any time hereafter. This is to certify that the undersigned officer hereby consents on behalf of the City Council of said City to recordation of this instrument pursuant to the authority conferred by Resolution No. 18233 adopted May 11, 1993.

Dated 2/8/96



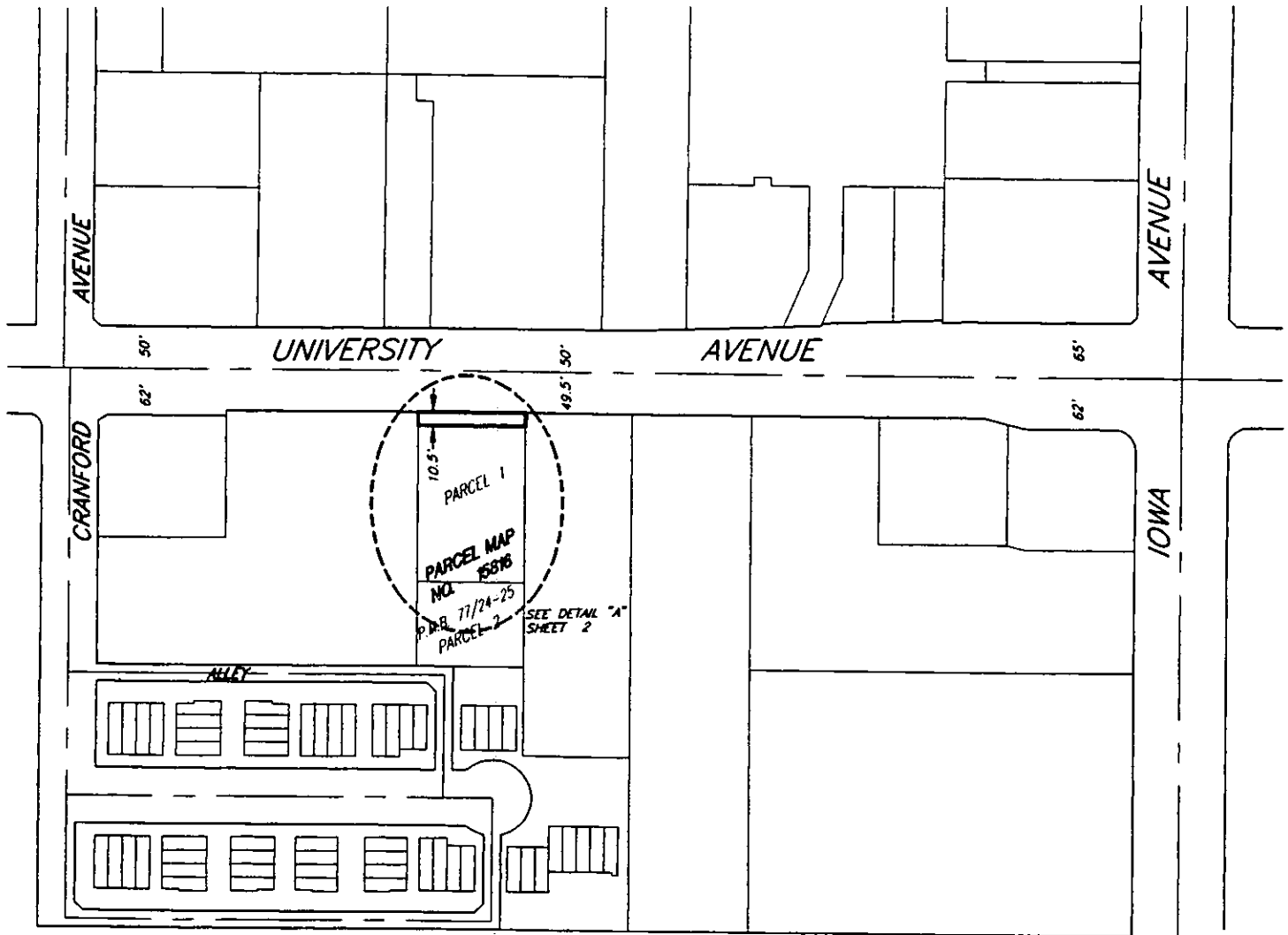
Real Property Services Manager  
of the City of Riverside

TACOBELL.OFF

APPROVED AS TO FORM



Stan T. Yamamoto, City Attorney



• 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 2

41-1

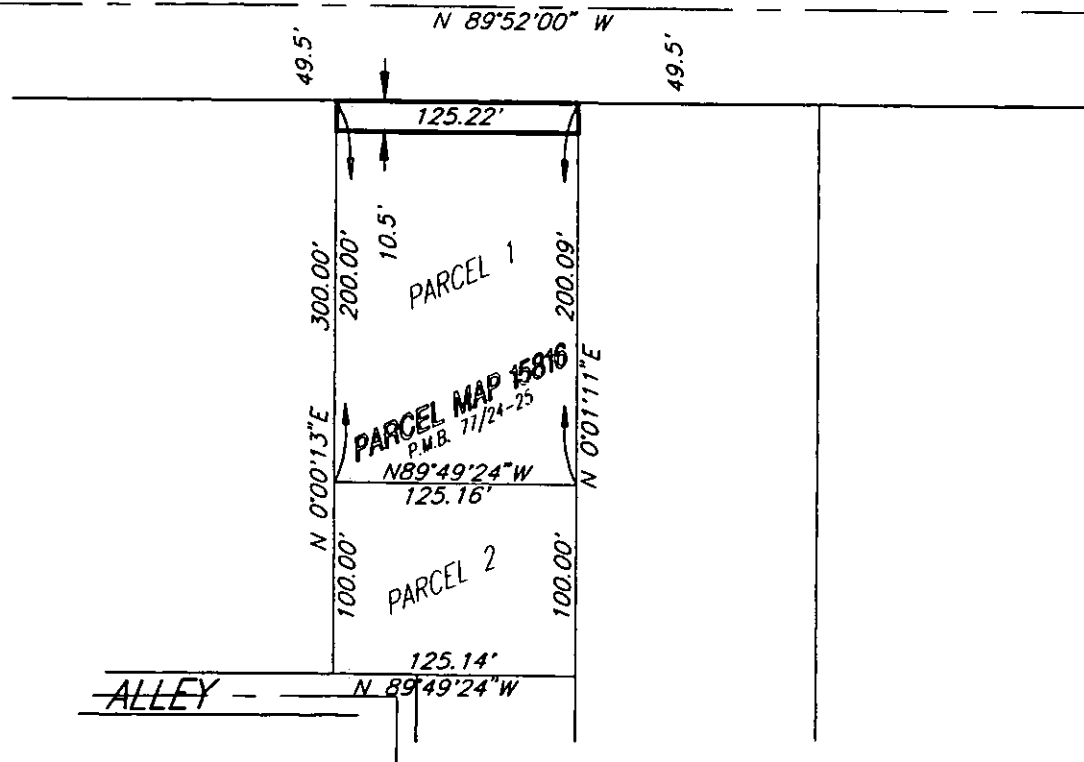
SCALE: 1"=40'

DRAWN BY: *Kep*

1/16/96

CU-020-767 - 1420 UNIVERSITY AVENUE - OFFER OF DEDICATION

UNIVERSITY AVENUE



DETAIL "A"



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 2 OF 2

41-1

SCALE: 1"=40'

DRAWN BY: Kgs

1/31/96

CU-020-767 - 1420 UNIVERSITY AVENUE - OFFER OF DEDICATION

049739

*LM*

WHEN RECORDED MAIL TO:

City Clerk's Office  
Public Works Department  
City Hall, 3900 Main Street  
Riverside, CA 92522

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AT 8:00 O'CLOCK

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Recorder  
Fee

Project: CU-020-767  
1420 University Avenue

*8*

D - 13931

**SUBORDINATION OF DEED OF TRUST  
TO OFFER OF DEDICATION**

RIVERSIDE NATIONAL BANK, as the beneficiary under that certain Deed of Trust dated February 24, 1995, executed by GROVER G. MOSS and LINDA L. MOSS, husband and wife as joint tenants, ("Grantors"), and recorded February 28, 1995, as Instrument No. 062673, Official Records of Riverside County, California, hereby agrees that the Offer of Dedication over a portion of the property subject to said Deed of Trust granted to the CITY OF RIVERSIDE, a municipal corporation of the State of California, by Grantors, an unexecuted copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference, shall be and remain paramount, prior, and superior to and forever bind the interest of the undersigned under said Deed of Trust for all purposes as fully as though said Offer of Dedication had been executed, delivered and recorded prior to the execution, delivery and recordation of said Deed of Trust and the latter made and accepted specifically subject to and subordinate thereto.

APPROVED AS TO FORM  
*[Signature]*  
ASSISTANT CITY ATTORNEY

Dated February 5, 1996

RIVERSIDE NATIONAL BANK

By *Michael Wholley*

Title Vice President

By *Marty Arnold*

Title Assistant Vice President

State of California )  
County of Riverside )ss

On February 5, 1996, before me, the undersigned,

a notary public in and for said State, personally appeared

Michael Wholley and Marty Arnold-----

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.



*Constance M. Hards*  
Signature

CAPACITY CLAIMED BY SIGNER

- Attorney-in-fact
- Corporate Officer(s)  
Title Vice President Title Assistant Vice President
- Guardian /Conservator
- Individual(s)
- Partner(s)  
     General    Limited
- Trustee(s)
- Other \_\_\_\_\_

The party(ies) executing this document is/are representing:

\_\_\_\_\_

When recorded mail to:

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

EXHIBIT A

FREE RECORDING

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FOR RECORDER'S OFFICE USE ONLY

Project: CU-20-767 - 1420 University Avenue  
A.P.N. 253-030-014

OFFER OF DEDICATION

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This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



\_\_\_\_\_  
Mark S. Brown, L.S. 5655                      Date  
License Expires 9/30/99

Prep. \_\_\_\_\_

EXHIBIT A



Dated \_\_\_\_\_

\_\_\_\_\_  
GROVER G. MOSS

\_\_\_\_\_  
LINDA L. MOSS

EXHIBIT A

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of \_\_\_\_\_ } ss

On \_\_\_\_\_, before me \_\_\_\_\_  
(date) (name)

a Notary Public in and for said State, personally appeared

\_\_\_\_\_  
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**

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- ( ) 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONSENT TO IRREVOCABLE OFFER OF DEDICATION  
(Government Code Section 57050)**

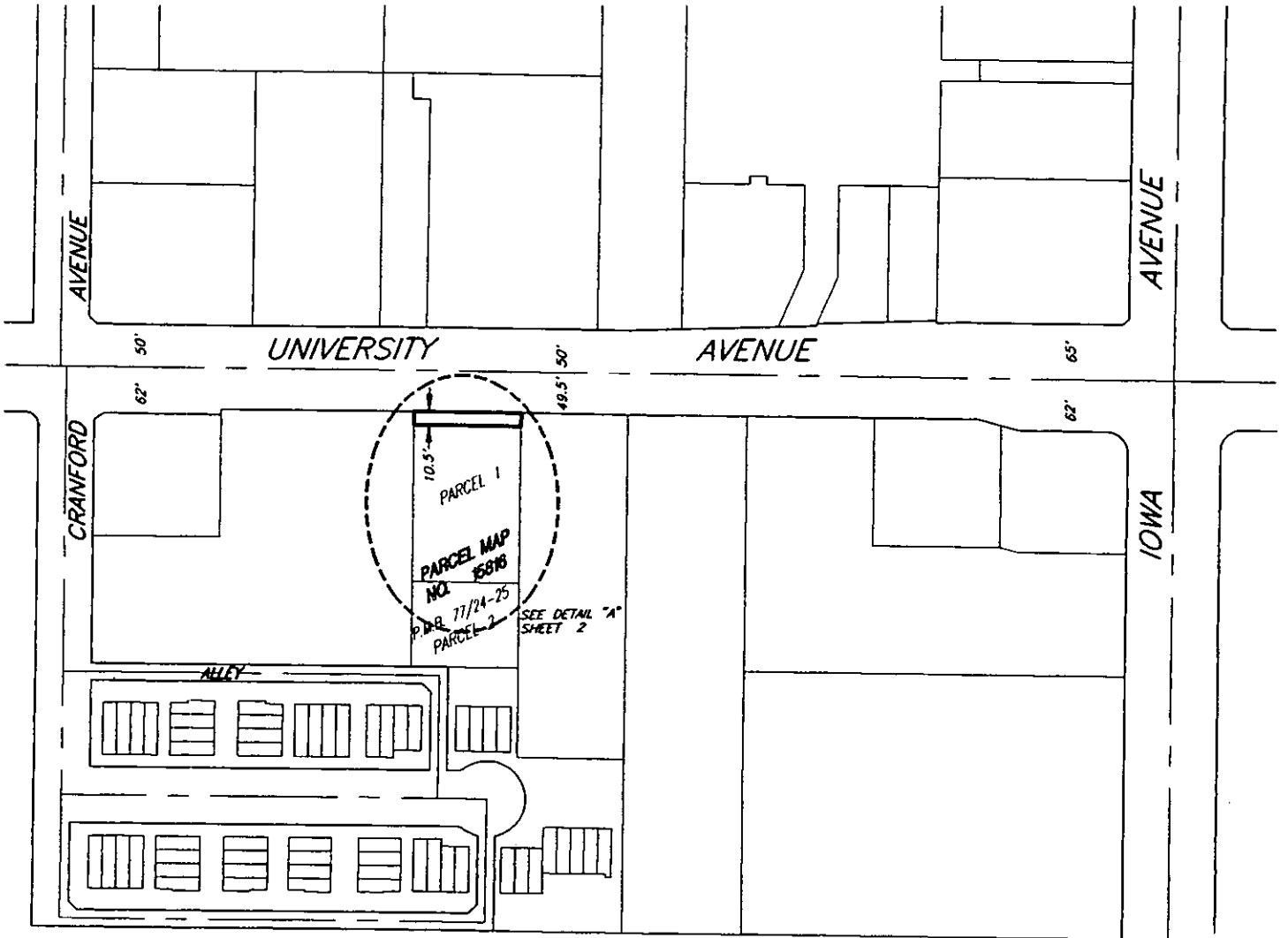
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**EXHIBIT A**

Dated \_\_\_\_\_

\_\_\_\_\_  
Real Property Services Manager  
of the City of Riverside

TACOBELL.OFF



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 2

41-1

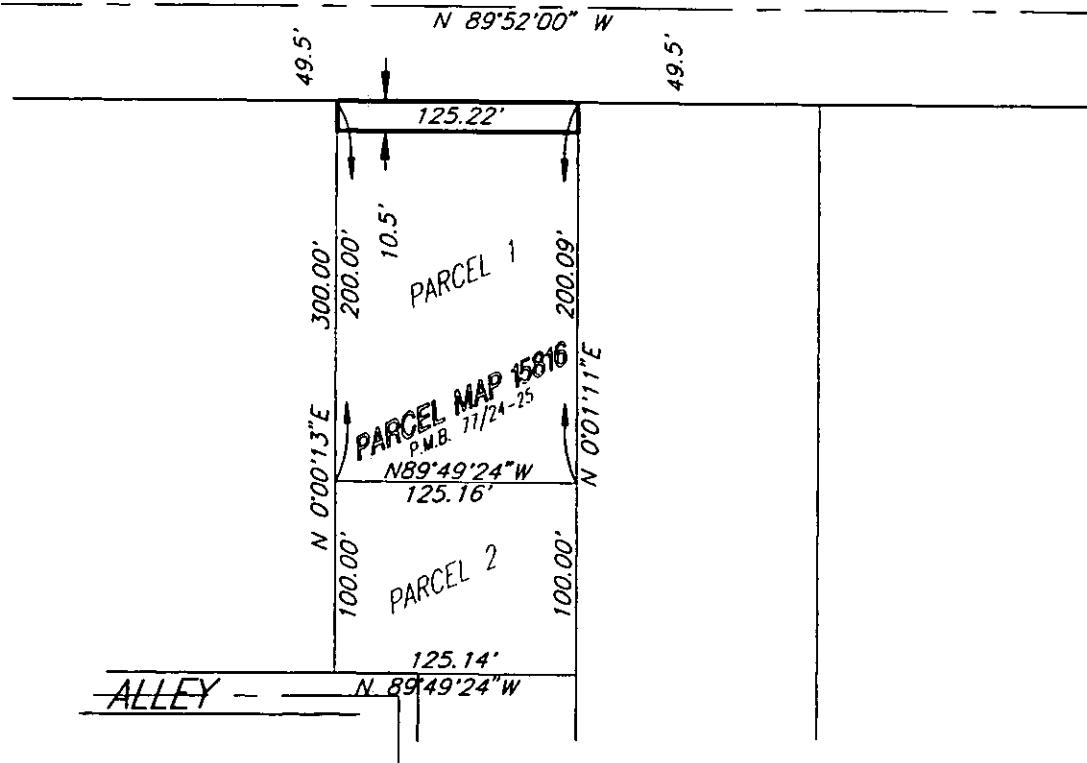
SCALE: 1"=40'

DRAWN BY: Kgp

1/16/96

CU-020-767 - 1420 UNIVERSITY AVENUE - OFFER OF DEDICATION

UNIVERSITY AVENUE



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SHEET 2 OF 2

41-1

SCALE: 1"=40'

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1/31/96

CU-020-767 - 1420 UNIVERSITY AVENUE - OFFER OF DEDICATION