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Recording Requested By
CHICAGO TITLE COMPANY

258901

When recorded mail to:

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

RECEIVED
AUG 5 1996

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

JUL 11 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)

Karen E. Lindquist
CITY CLERK

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ *0*

FOR RECORDER'S OFFICE USE ONLY

Project: University Avenue Widening
Parcel 21
A.P.N. 253-020-003
TRA: 009-064

14003

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, The PATEL FAMILY TRUST, dated September 7, 1993, ARVIND M. PATEL or DHANI A. PATEL, as Trustee for the benefit of Arvind M. Patel and Dhani A. Patel and their designated beneficiaries, Grantor, grants 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 the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of landscaping and pedestrian lighting, together with all necessary appurtenances, in, under, upon, over and along that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Those portions of Lot 1 in Block 1 of map entitled, "Map of the Subdivision of Section 30, T2S, R4W, S.B.B.&M.," on file in Book 2, Page 37 of Maps, records of Riverside County, California, described as follows:

PARCEL A

BEGINNING at the northeasterly corner of Parcel 1 of Amended Parcel Map No. 10975, as shown by map on file in Book 57, Pages 12 and 13 of Parcel Maps, records of said Riverside County;

RV534597-404

0

THENCE South $89^{\circ}45'46''$ East, along the southerly line of University Avenue, as shown by said last mentioned map, a distance of 49.52 feet;

THENCE South $0^{\circ}14'14''$ West, a distance of 6.00 feet;

THENCE North $89^{\circ}45'46''$ West, a distance of 41.50 feet;

THENCE South $0^{\circ}14'14''$ West, a distance of 2.00 feet;

THENCE North $89^{\circ}45'46''$ West, a distance of 8.00 feet to the easterly line of said Parcel 1;

THENCE North $0^{\circ}07'00''$ East, along said easterly line, a distance of 8.00 feet to the POINT OF BEGINNING.

Area - 313.1 square feet.

PARCEL B

COMMENCING at the northeasterly corner of Parcel 1 of Amended Parcel Map No. 10975, as shown by map on file in Book 57, Pages 12 and 13 of Parcel Maps, records of said Riverside County;

THENCE South $89^{\circ}45'46''$ East, along the southerly line of University Avenue, as shown by said last mentioned map, a distance of 73.52 feet to the POINT OF BEGINNING;

THENCE South $0^{\circ}14'14''$ West, a distance of 6.00 feet;

THENCE South $89^{\circ}45'46''$ East, a distance of 14.00 feet;

THENCE South $0^{\circ}14'14''$ West, a distance of 2.00 feet;

THENCE South $89^{\circ}45'46''$ East, a distance of 8.00 feet;

THENCE North $0^{\circ}14'14''$ East, a distance of 2.00 feet;

THENCE South $89^{\circ}45'46''$ East, a distance of 53.00 feet;

THENCE South $0^{\circ}14'14''$ West, a distance of 2.00 feet;

THENCE South $89^{\circ}45'46''$ East, a distance of 8.00 feet;

THENCE North $0^{\circ}14'14''$ East, a distance of 2.00 feet;

THENCE South $89^{\circ}45'46''$ East, a distance of 2.00 feet;

THENCE North $0^{\circ}14'14''$ East, a distance of 6.00 feet to said southerly line;

THENCE North $89^{\circ}45'46''$ West, along said southerly line, a distance of 85.00

feet to the POINT OF BEGINNING.

Area - 542.0 square feet.

PARCEL C

COMMENCING at the northwesterly corner of Parcel 2 of Parcel Map No. 21079, as shown by map on file in Book 136, Pages 1 and 2 of Parcel Maps, records of said Riverside County;

THENCE North $89^{\circ}45'46''$ West, along the southerly line of University Avenue, as shown by said last mentioned map, a distance of 30.99 feet to the POINT OF BEGINNING;

THENCE North $89^{\circ}45'46''$ West, continuing along said southerly line, a distance of 64.00 feet;

THENCE South $0^{\circ}14'14''$ West, a distance of 5.00 feet;

THENCE South $89^{\circ}45'46''$ East, a distance of 30.00 feet;

THENCE South $0^{\circ}14'14''$ West, a distance of 3.00 feet;

THENCE South $89^{\circ}45'46''$ East, a distance of 8.00 feet;

THENCE North $0^{\circ}14'14''$ East, a distance of 3.00 feet;

THENCE South $89^{\circ}45'46''$ East, a distance of 26.00 feet;

THENCE North $0^{\circ}14'14''$ East, a distance of 5.00 feet to the POINT OF BEGINNING.

Area - 344.0 square feet.

PARCEL D

BEGINNING at the northwesterly corner of Parcel 2 of Parcel Map No. 21079, as shown by map on file in Book 136, Pages 1 and 2 of Parcel Maps, records of said Riverside County;

THENCE North $89^{\circ}45'46''$ West, along the southerly line of University Avenue, as shown by said last mentioned map, a distance of 23.99 feet;

THENCE South $0^{\circ}14'14''$ West, a distance of 5.00 feet;

THENCE South $89^{\circ}45'46''$ East, a distance of 14.00 feet;

THENCE South $0^{\circ}14'14''$ West, a distance of 3.00 feet;

THENCE South 89°45'46" East, a distance of 8.00 feet;

THENCE North 0°14'14" East, a distance of 3.00 feet;

THENCE South 89°45'46" East, a distance of 2.00 feet to the westerly line of said Parcel 2;

THENCE North 0°06'48" East, along said westerly line, a distance of 5.00 feet to the POINT OF BEGINNING.

Area - 144.0 square feet.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said landscaping and pedestrian lighting.

Dated 12/15/95

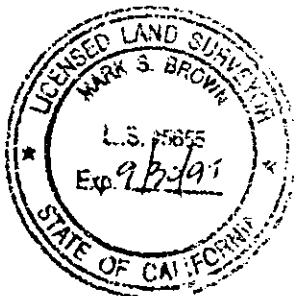
The PATEL FAMILY TRUST, dated September 7, 1993, ARVIND M. PATEL or DHANI A. PATEL as Trustee, for the benefit of Arvind M. Patel and Dhani A. Patel and their designated beneficiaries

Arvind M. Patel Trustee

Arvind M. Patel
ARVIND M. PATEL, Trustee

Dhani A. Patel

Dhani A. Patel Trustee
DHANI A. PATEL, Trustee



DESCRIPTION APPROVAL 2/2/95
Mark S. Brown by Kop
SURVEYOR, CITY OF RIVERSIDE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On December 15, 1995 before me Cathy Shink, Notary Public
(date) (name)

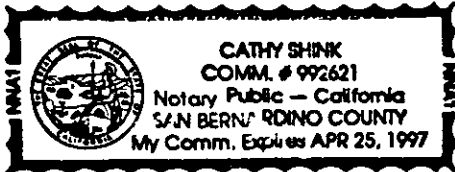
a Notary Public in and for said State, personally appeared

Arvind M. Patel and Dhani A. Patel*****
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.

Cathy Shink
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:

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 12/21/95

CITY OF RIVERSIDE

[Signature]
Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM

[Signature]
Stan T. Yamamoto, City Attorney

PARCEL 2
PARCEL MAP No. 21079
P.M.B. 136/1-2

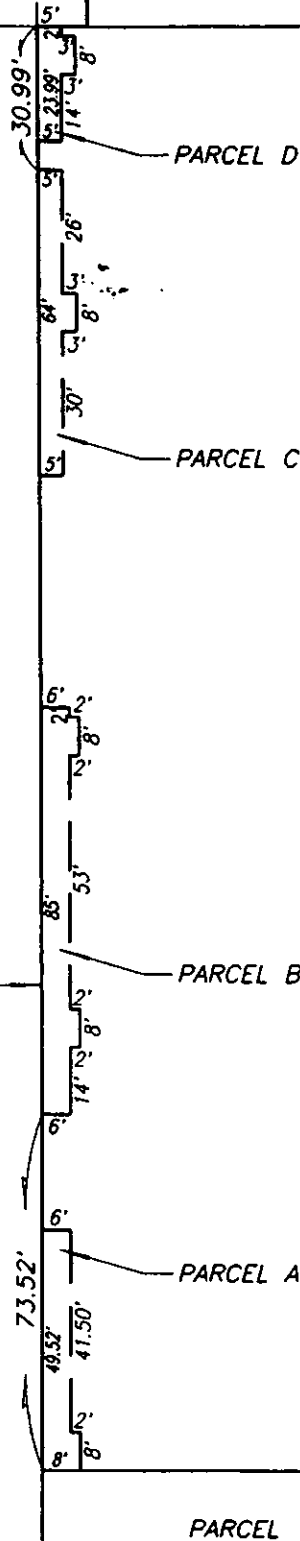
N 0°06'48" E

UNIVERSITY AVE.

To Cranford Ave.

∠ S 89°45'46" E

To Chicago Ave.



PORTION OF LOT 1, BLOCK 1
MAP OF THE SUBDIVISION OF
SECTION 30, T2S, R4W, S.B.B. & M.
M.B. 2/37 Riv. Co.

PARCEL 1

N 0°07'00" E

AMENDED PARCEL MAP No. 10975 P.M.B. 57/12-13

• 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

12/20
41-1

SCALE: 1"=40'

DRAWN BY: [Signature] DATE: 3/2/94

SUBJECT: UNIVERSITY AVENUE WIDENING, PARCEL 21