

277546

Recording Requested By
CHANDLER TITLE COMPANY
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

JUL 25 1996

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

TRA: 009-064

Project: University Avenue Widening
Parcel 19
A.P.N. 253-030-002

D-24500

555462-07

GRANT OF EASEMENT

VICTOR D. LEE and KELLY S. LEE, husband and wife as community property, as to an undivided one-half interest, and EDWARD KIM and KYUNG HEE KIM, husband and wife as community property, as to an undivided one-half interest, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant 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 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 located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 1 in Block 2 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:

COMMENCING at the northeasterly corner of Parcel 2 of Record of Survey on

file in Book 45, Page 26 of Record of Surveys, records of said Riverside County;

THENCE North 89°52'00" West, along the northerly line of said Parcel 2, a distance of 109.99 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE North 89°52'00" West, continuing along said northerly line, a distance of 117.26 feet to the northeasterly corner of that certain parcel of land described in deed to the City of Riverside by document recorded July 28, 1989, as Instrument No. 252325 of Official Records of said Riverside County; said northeasterly corner also being in the westerly line of said Parcel 2;

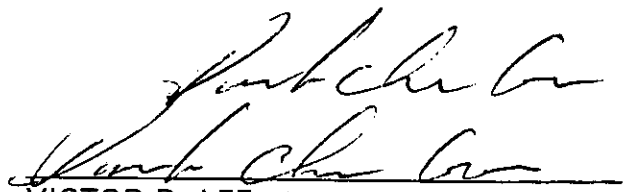
THENCE South 0°00'15" West, along the easterly line of said parcel as described in said deed and along said westerly line of Parcel 2, a distance of 1.00 foot to a line parallel with and distant 50.50 feet southerly, as measured at right angles, from the centerline of University Avenue (formerly Eighth Street) as shown by said Record of Survey;

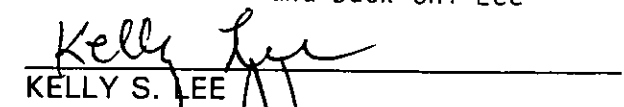
THENCE South 89°52'00" East, along said parallel line, a distance of 117.26 feet;

THENCE North 0°08'00" East, a distance of 1.00 foot to the POINT OF BEGINNING.

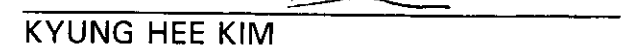
Area - 117.3 square feet.

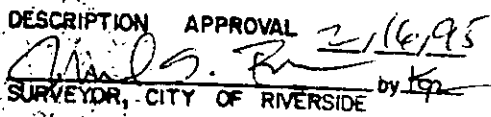
Dated 1/28/95

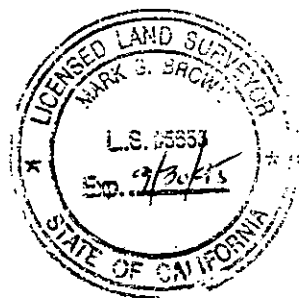

VICTOR D. LEE aka Duck Chi Lee


KELLY S. LEE

EDWARD KIM


KYUNG HEE KIM

DESCRIPTION APPROVAL 2/16/95

SURVEYOR, CITY OF RIVERSIDE by KP



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

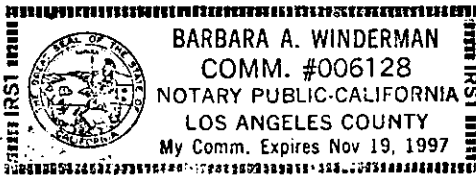
State of Calif.

County of S.A.

On 10/2/95 before me, Barbara A. Winderman
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Kelly S. Lee
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.

Barbara A. Winderman
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLED _____
- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Part of Agreement
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES _____

DATE OF DOCUMENT _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(ES)

SIGNER(S) OTHER THAN NAMED ABOVE _____

GENERAL ACKNOWLEDGEMENT

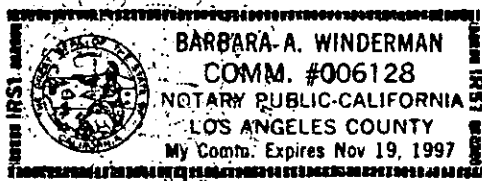
State of California }
County of LA } ss

On 7/28/95, before me *Barbara A. Winderman*
(date) (name)

a Notary Public in and for said State, personally appeared

Deer Chen Lee (Victor D. Lee)
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.
Barbara A. Winderman
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 11/2/95

CITY OF RIVERSIDE
[Signature]
Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM

[Signature]
Stan T. Yamamoto, City Attorney

UNIVERSITY AVE.

To Iowa Ave.

± N 89°52'00" W
(formerly Eighth Street)

To Cranford Ave.

49.5'

50.50'

60'

P.O.B.

117.26'

117.26'

109.99'

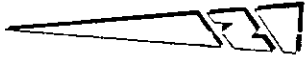
7-28-89 #252325 O.R.

N 0°08'00" E
1.00'

S 0°08'00" W
1.00'

N 0°00'15" E

S 0°00'15" W



R/S 45/26
PARCEL 2

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

• CITY OF RIVERSIDE, CALIFORNIA •

41/1

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

NOT TO SCALE

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

SUBJECT: UNIVERSITY AVENUE WIDENING. PARCEL 19

14008