

400906

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

OCT 18 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 \$ 0

Project: PW-006-945  
A.P.N. 154-210-011 &  
154-230-017 & 018

FOR RECORDER'S OFFICE USE ONLY

D- 22110



GRANT OF EASEMENT

ROBERT A. MOORE and LAVONEE E. MOORE, husband and wife as joint tenants, and HAROLD L. RAAB and ARLENE RAAB, husband and wife as joint tenants, 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 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 SEPT. 16, 1996

Robert A. Moore  
ROBERT A. MOORE

Lavonee E. Moore  
LAVONEE A. MOORE

Harold L. Raab  
HAROLD L. RAAB

Arlene Raab  
ARLENE RAAB

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

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:

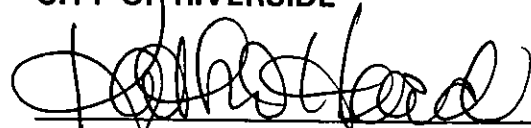
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

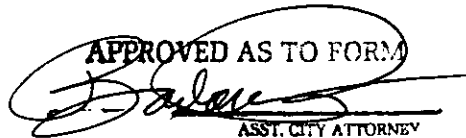
Dated 10/15/96

CITY OF RIVERSIDE



Real Property Services Manager  
of the City of Riverside

APPROVED AS TO FORM

  
ASST. CITY ATTORNEY

PW6945.GOE

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**400906**

State of CA

County of Riverside

On 10-2-96 before me, Amy K Ladika, Notary

personally appeared Robert A Moore and Laverne E Moore

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.

Amy K Ladika  
Signature of Notary Public

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

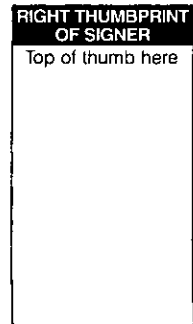
- Individual
- Corporate Officer  
Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing:  
\_\_\_\_\_  
\_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer  
Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing:  
\_\_\_\_\_  
\_\_\_\_\_

14039

# ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

On 10/26/94, before me,

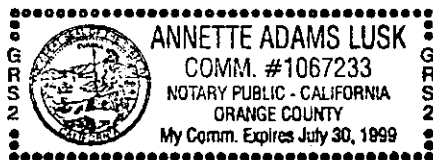
ANNETTE ADAMS LUSK

personally appeared HAROLD L RAAB + ARLENE RAAB

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 Annette Adams Lusk (Seal)



**EXHIBIT A  
LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY 8.00 FEET OF THE FOLLOWING DESCRIBED PARCELS:

**PARCEL A:**

LOT 3 IN BLOCK 28 OF LA GRANADA TRACT AS SHOWN ON A MAP ON FILE IN BOOK 12 PAGES 42 THROUGH 51, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY.

AREA: 1,720 SF, MORE OR LESS

**PARCEL B:**

THE NORTHWESTERLY 93.71 FEET OF LOT 5 IN BLOCK 28 OF LA GRANADA TRACT, AS SHOWN ON A MAP ON FILE IN BOOK 12 PAGES 42 THROUGH 51, INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY;

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 5 DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED OCTOBER 20, 1958 AS INSTRUMENT NO. 75417 IN BOOK 2350 PAGE 524, OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 5, 93.71 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID LOT; THENCE NORTHEASTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 110.00 FEET; THENCE NORTHWESTERLY PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT 5, A DISTANCE OF 65.00 FEET; THENCE SOUTHWESTERLY PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 5 TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 5; THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT 5, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

AREA: 229.7 SF, MORE OR LESS

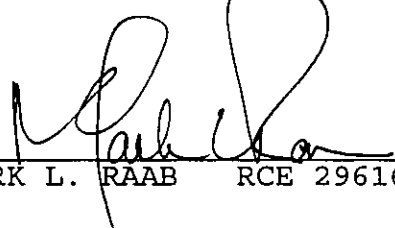
## PARCEL C:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST, OF THE RANCHO LA SIERRA, AS SHOWN BY A MAP ON FILE IN BOOK 6 PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

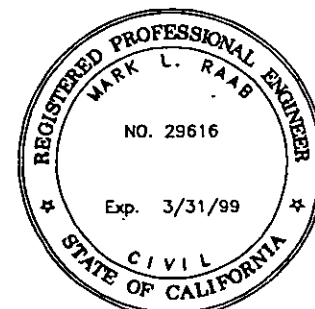
BEGINNING AT THE MOST WEST CORNER OF LOT 3 IN BLOCK 28 OF LA GRANADA TRACT, AS SHOWN ON A MAP ON FILE IN BOOK 12 PAGES 42 THROUGH 51, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 3, NORTH  $46^{\circ}55'00''$  EAST, 8.00 FEET TO A POINT LYING ON A LINE PARALLEL WITH AND DISTANT 8.00 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES FROM THE SOUTHWEST LINE OF SAID LOT 3, SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 267.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH  $46^{\circ}55'00''$  WEST; THENCE NORTHWESTERLY ALONG SAID CURVE AND ALONG THE SOUTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 14 OF TRACT NO. 23587, AS SHOWN ON A MAP ON FILE IN BOOK 219 PAGES 87 THROUGH 92, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY THROUGH A CENTRAL ANGLE OF  $1^{\circ}43'51''$ , AN ARC LENGTH OF 8.07 FEET TO THE MOST SOUTHERN CORNER OF SAID LOT 14, A RADIAL LINE THROUGH SAID CORNER BEARS SOUTH  $48^{\circ}38'51''$  WEST; THENCE ALONG THE SOUTHERN PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 14, SOUTH  $2^{\circ}07'04''$  WEST, 11.45 FEET TO THE POINT OF BEGINNING.

AREA: 32.1 SF, MORE OR LESS

PREPARED UNDER THE SUPERVISION OF:

  
 MARK L. RAAB RCE 29616 8.12.96  
 DATE

DESCRIPTION APPROVAL 9/15/96  
  
 SURVEYOR, CITY OF RIVERSIDE by KJ

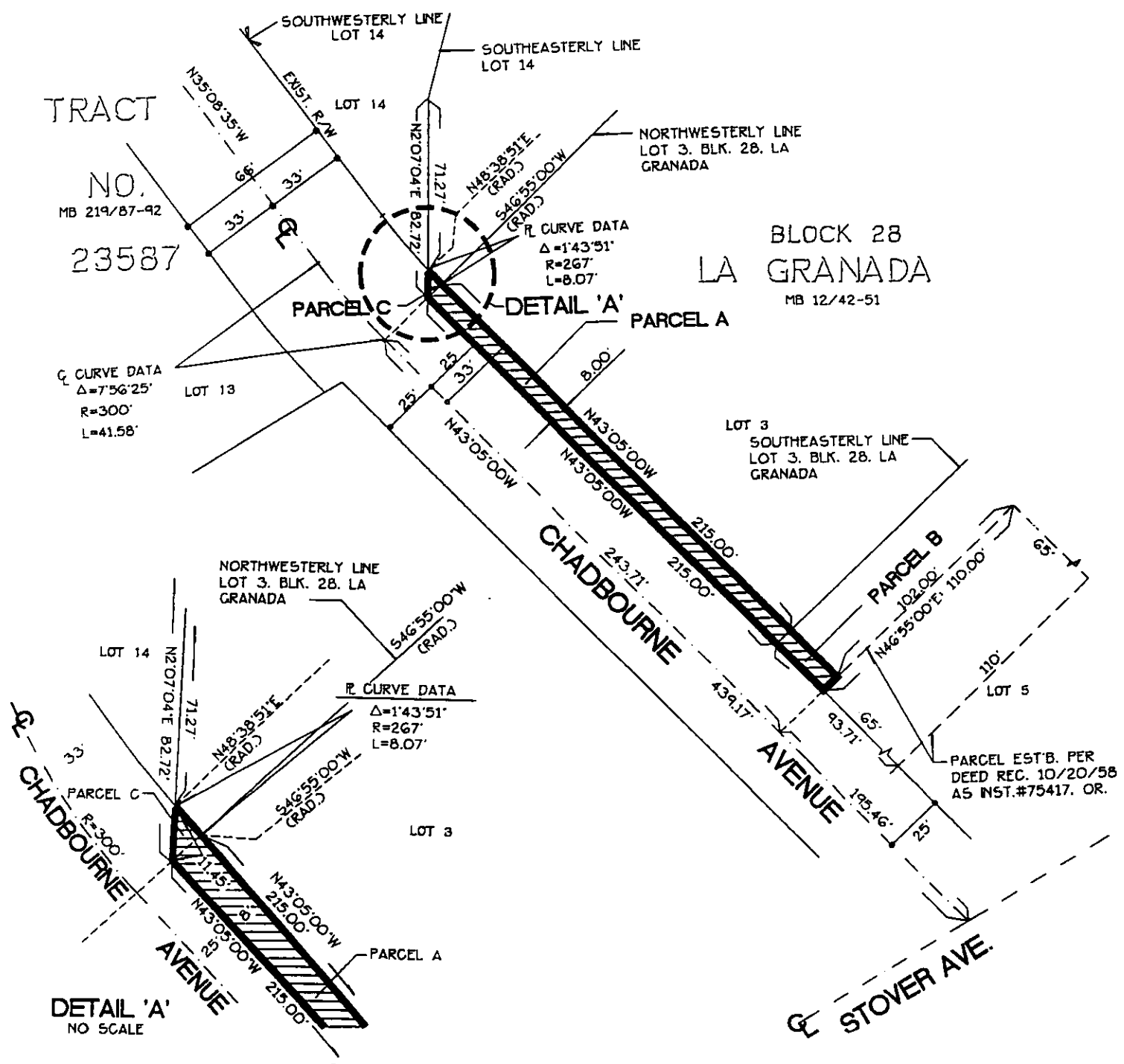




PORT. SW1/4  
SEC.35,T2S,R6W,  
RD.LA SIERRA  
MB.6/70

TRACT  
NO.  
MB 219/87-92  
23587

BLOCK 28  
LA GRANADA  
MB 12/42-51



• 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

49-3.

SCALE: 1"=60'

DRAWN BY MLR DATE 6/12/05

SUBJECT PMW-6-945

400907

RECORDING REQUESTED BY:  
Orange Coast Title Company

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

WHEN RECORDED MAIL TO:  
City of Riverside  
Public Works Department  
City Hall, 3900 Main Street  
Riverside, CA 92522

OCT 18 1996

Project: PW-006-945

Recorded in Official Records  
of Riverside County, California  
Recorder

Fees \$           

FREE RECORDING-  
Exempt Pursuant to  
Government Code S6103

SUBORDINATION OF DEED OF TRUST  
TO GRANT OF EASEMENT



TYLER BAPTIST CHURCH, a non-profit corporation, as the beneficiary under that certain Deed of Trust dated March 17, 1988, executed by ROBERT MOORE and LAVONNE MOORE, husband and wife, as joint tenants, and HAROLD L. RAAB and ARLENE RAAB, husband and wife as joint tenants ("collectively, "Grantors"), and recorded July 14, 1988, as Instrument No. 195567, Official Records of Riverside County, California, hereby agrees that the Grant of Easement over a portion of the property subject to said Deed of Trust granted to the CITY OF RIVERSIDE by Grantors, an unexecuted copy of which is attached hereto, 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 Grant of Easement 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.

Dated: 2-29-96

TYLER BAPTIST CHURCH, a non-profit corporation

By [Signature]

By [Signature]

By [Signature]

P:\WEB\SA\MIS\95052201.BP

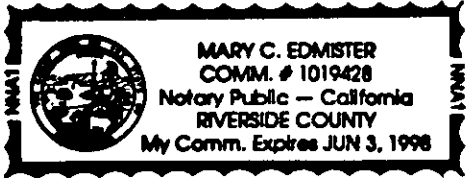
APPROVED AS TO FORM  
[Signature]  
ASST. CITY ATTORNEY

14039



State of California )  
County of Riverside ) ss

On February 29, 1996, before me, the undersigned,  
a notary public in and for said State, personally appeared  
Roger Dale Sanders and Wanda Farah  
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.

Mary C. Edmister  
Signature

CAPACITY CLAIMED BY SIGNER

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

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

Tyler Baptist Church  
4889 Tyler St.  
Riverside, CA 92503

F:\WPDATA\MIS\95052201.BP

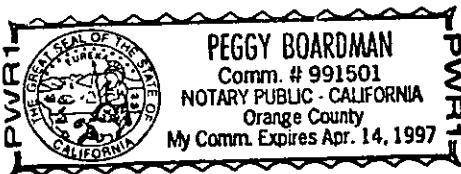
State of California )  
 ) ss  
County of RIVERSIDE )

On 3/1/96, before me, a notary public in  
and for said State, personally appeared \_\_\_\_\_

LORA LINN CARROLL

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.



Peggy Boardman  
Signature

CAPACITY CLAIMED BY SIGNER

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

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

\_\_\_\_\_