

CHICAGO TITLE COMPANY

474682

When recorded mail to:

RECEIVED FOR RECORD  
AT 8:00AM

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

NOV 02 1998

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

Project: La Sierra Avenue Widening  
Parcel 084  
A.P.N. 149-070-012

D -

Handwritten initials and a small rectangular stamp with the letters "SE" inside.

Vertical handwritten text on the left margin: 90056213-1000

GRANT OF EASEMENT

JAMES A. MORRIS, as Trustee of the PHILBRICK CHARITABLE REMAINDER UNITRUST, dated December 29, 1994, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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:

All that portion of Lot 6 of Twin Buttes Block, as shown by map on file in Book 10, Page 39 of Maps, records of Riverside County, California, more particularly described as follows;

BEGINNING at the point of intersection of the northeasterly line of La Sierra Avenue with the southeasterly line of Parcel 1 of Record of Survey on file in Book 38, Page 43 of Record of Surveys, records of said Riverside County; said point being in the northwesterly line of said Lot 6; said point also being the most southerly corner of Parcel 2 of those certain parcels of land described in Grant Deed to the City of Riverside by document recorded May 13, 1983, as Instrument No.

94068 of Official Records of said Riverside County;

THENCE South 31°40'43" East, along a line parallel with and distant 30.00 feet northeasterly, as measured at right angles, from the centerline of said La Sierra Avenue, a distance of 542.16 feet to the most westerly corner of Lot A of Tract No. 4237, as shown by map on file in Book 72 , Pages 35 thru 36 of Maps, records of said Riverside County;

THENCE North 72°21'17" East, along the northwesterly line of said Lot A, a distance of 20.62 feet to a line which is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from said centerline of La Sierra Avenue;

THENCE North 31°40'43" West, along said parallel line, a distance of 233.71 feet;

THENCE North 32°40'43" West, a distance of 114.60 feet to a line which is parallel with and distant 48.00 feet northeasterly, as measured at right angles, from said centerline of La Sierra Avenue;

THENCE North 31°40'43" West, along said parallel line, a distance of 194.11 feet to the northwesterly line of said Lot 6;

THENCE South 73°08'17" West, along said northwesterly line, a distance of 18.62 feet to the POINT OF BEGINNING.

Area - 10,338 square feet.

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

Mark S. Brown 7/27/98 Prep. Kap  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/99



Dated Aug. 27, 1998

JAMES A. MORRIS, as Trustee of the PHILBRICK CHARITABLE REMAINDER UNITRUST, dated December 29, 1994

JAMES A. MORRIS, Trustee

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On 8/27/98, before me Lisa M. Hjulberg  
(date) (name)

a Notary Public in and for said State, personally appeared

James A. Morris  
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.

*Lisa M. Hjulberg*  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator
- ( ) Individual(s)
- (X) Trustee(s)
- ( ) Other

- ( ) Partner(s)
- ( ) General
- ( ) Limited

The party(ies) executing this document is/are representing:  
*The Philbrick Charitable Remainder Unitrust, dated December 29, 1994*

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

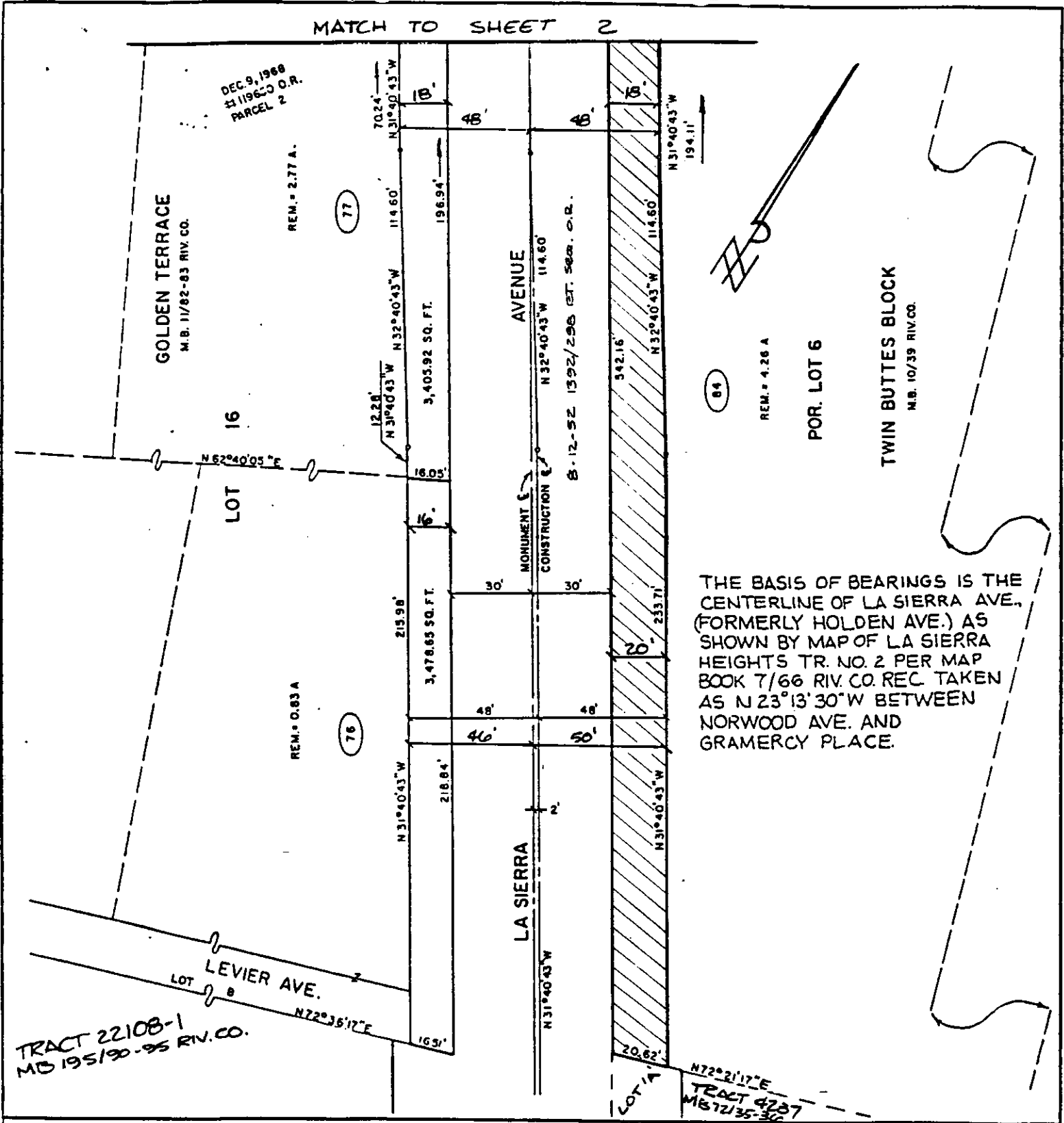
Dated 9/3/98

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

PAR084.DED

APPROVED AS TO FORM  
*Carolyn Confer 9/12/98*  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

MATCH TO SHEET 2



• 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.

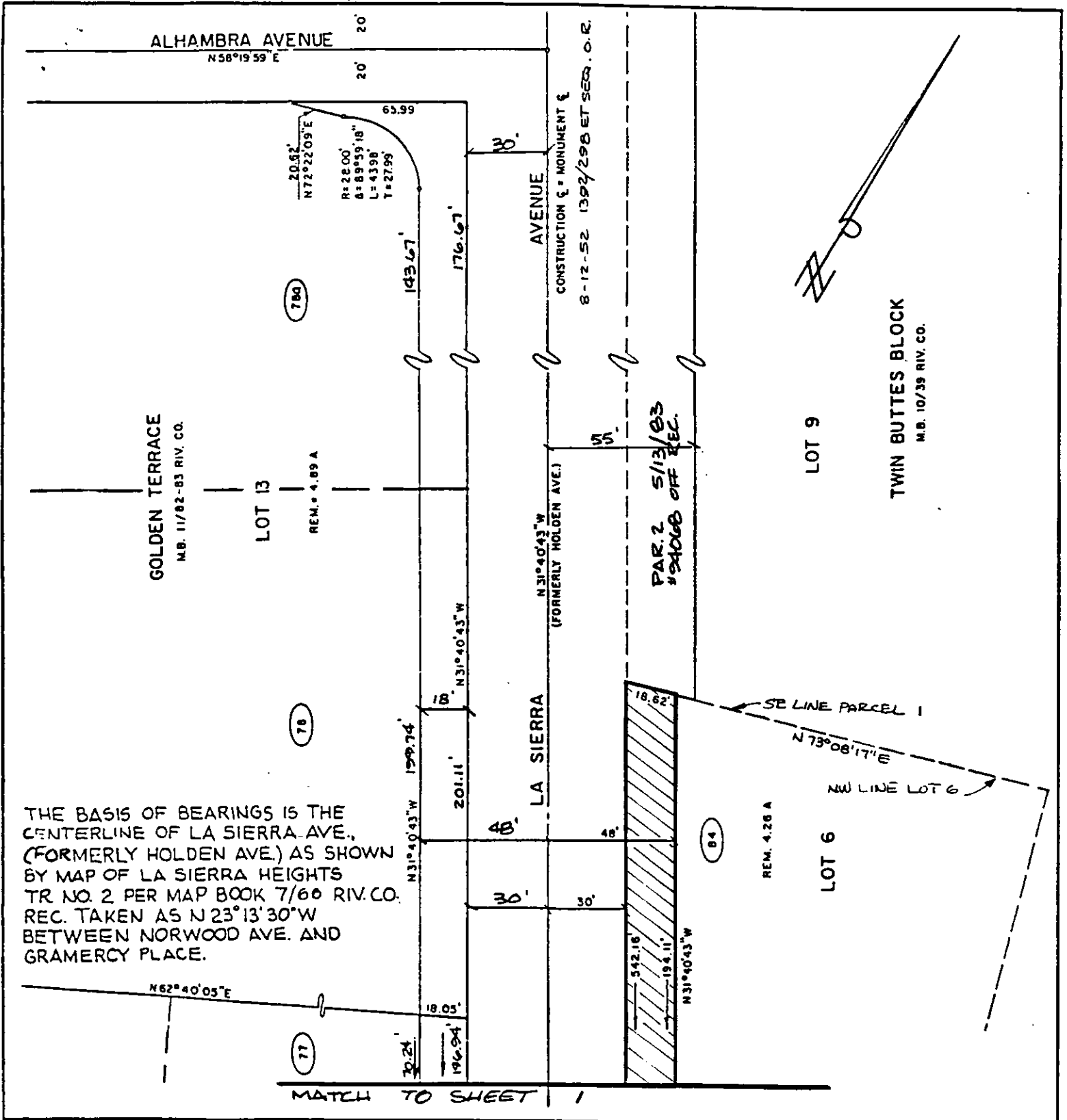
SHEET 1 OF 2

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 9/19/96

SUBJECT: LA SIERRA AVENUE WIDENING



THE BASIS OF BEARINGS IS THE CENTERLINE OF LA SIERRA AVE., (FORMERLY HOLDEN AVE.) AS SHOWN BY MAP OF LA SIERRA HEIGHTS TR. NO. 2 PER MAP BOOK 7/60 RIV. CO. REC. TAKEN AS N23°13'30\"/>

**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 2 OF 2

48-5

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 9/19/96

SUBJECT: LA SIERRA AVENUE WIDENING