



When recorded mail to:

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

FREE RECORDING

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

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FOR RECORDER'S OFFICE USE ONLY

Project: **Box Springs Blvd.**
Offsite R/W
SP-007-001

8

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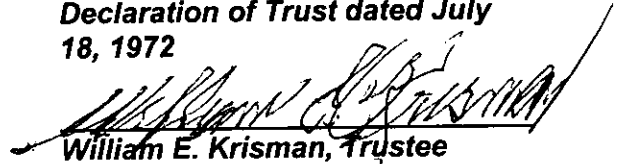


GRANT DEED

WILLIAM E. KRISMAN and ERMA G. KRISMAN as Trustees under Declaration of Trust dated July 18, 1972, 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, the 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 8-6-03

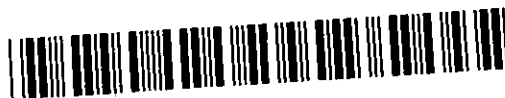
William E. Krisman and Erma G.
Krisman, Trustees under
Declaration of Trust dated July
18, 1972



William E. Krisman, Trustee



Erma G. Krisman, Trustee



2003-645411
08/22/2003 08:08A
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GENERAL ACKNOWLEDGEMENT

State of California

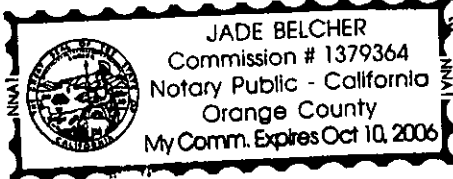
County of Orange } ss

On August 6th, 2003, before me, Jade Belcher

A Notary Public in and for said State, personally appeared

William E. Krisman & Erma G. Krisman
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.

[Handwritten Signature]
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 8/14/03

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

[Handwritten Signature]
Deputy City Attorney

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

SP007001K



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08/22/2003 09:00A
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CERTIFICATE OF TRUSTEE

THE UNDERSIGNED HEREBY CERTIFY THAT:

The persons named below ("Trustees") have been duly appointed as Trustees of the trust (the "Trust") created pursuant to the following described trust agreement: WILLIAM E. KRISMAN & ERMA G. KRISMAN, TRUSTEES
dated: _____ U/A DATED JULY 18, 1972

This Certification of Trust is given by each of the Trustees voluntarily pursuant to Section 18100.5 of the California Probate Code and under penalty of perjury, intending that the facts set forth herein be relied upon by the City of Riverside ("City") as true and correct.

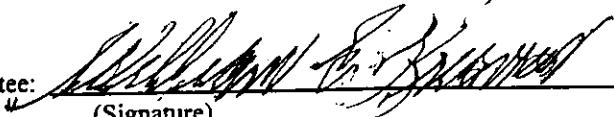
- (1) The Trust is in existence as of this date and evidenced by a Trust instrument executed on JULY 18, 1972
- (2) The names of the currently acting Trustees are: WILLIAM E. KRISMAN & ERMA G. KRISMAN.
- (3) The powers of the Trustees include the power to do, or perform, all of the acts and things on behalf of the Trust set forth in the (i.e. Lease Agreement) GRANT DEED
- (4) The Trust is revocable: YES NO . If yes, the names of the persons holding any power to revoke the Trust are: WILLIAM E. KRISMAN & ERMA G. KRISMAN
- (5) Execution: (fill in the applicable execution requirement):
a) The following Trustee, acting alone, can sign or act to bind the Trust: _____
b) The following Trustees must sign or act together to bind the Trust: WILLIAM E. KRISMAN & ERMA G. KRISMAN
- (6) Title to Trust assets is to be taken in the name of TRUST

(7) Trustees hereby certify that the Trust has not been revoked, modified or amended in any manner which would cause the representations contained in this Certification of Trust to be incorrect and this Certification of Trust is being signed by all of the currently acting Trustees of the Trust or a Trustee authorized to act alone. Trustees acknowledge and agree that the City may require Trustees to provide copies of excerpts from the trust instrument and amendments which designate the Trustees the power to act in these transactions, and that the City may require such further identification or legal opinion supporting the Trustees' authority and power as the City shall deem necessary and prudent. The City shall have no responsibility to know or interpret the terms of the Trust instrument and to confirm the appointment of the successor trustees.

TRUSTEES FURTHER CERTIFY THAT the persons named above are duly authorized to act on behalf of the Trust in the manner described above; that I am familiar with the purpose of the (i.e. Lease Agreement) GRANT DEED; that said transaction is to be used for a legitimate trust purpose and for the benefit of the Trust and its beneficiaries; and, that the certifications set forth herein shall remain in full force and effect until written notice of their revocation shall have been delivered to and received by the City. Any such notice shall not affect any of the Trust's agreements or commitments in effect at the time notice is given.

I/We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that I/we have received a copy of this document.

Date: AUG. 6, 2003

Trustee: 
(Signature)
WILLIAM E. KRISMAN
(Print name)

Date: AUG. 6, 2003

Trustee: 
(Signature)
ERMA G. KRISMAN



May 1, 2003

EXHIBIT "A"

1009-15

KRISMAN PROPERTY

BOX SPRINGS BLVD. RIGHT-OF-WAY DEDICATION

That portion of Parcel 2 of a Parcel Map, filed in Book 14 of Parcel Maps, Page 3 thereof, Records of Riverside County, California, located in the City of Riverside, being more particularly described as follows:

BEGINNING at the southeast corner of said Parcel 2, also being the southwest corner of Box Springs Blvd. as conveyed to the City of Riverside by Grant Deed recorded October 19, 1973 as Instrument No. 137290, Official Records of Riverside County, California;

Thence northwesterly along the southwesterly line of said Box Springs Blvd. along a curve concave northeasterly, having a radius of 3604.99 feet, through an angle of 01°52'08" and an arc length of 117.58 feet, (initial radial line bears S.71°21'55"W.);


Thence S.73°14'03"W., a distance of 31.00 feet;

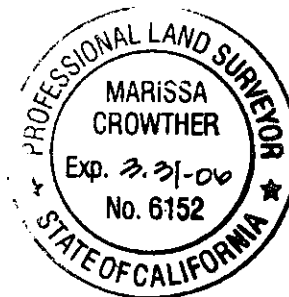
Thence S.16°45'13"E., a distance of 107.91 feet, to the southerly line of said Parcel 2;

Thence N.89°34'20"E. along said southerly line, a distance of 34.33 feet, to the Point of Beginning.

The above described parcel of land contains 3,562 square feet, more or less.

Prepared under the supervision of:
KCT CONSULTANTS, INC.


Marissa Crowther, PLS 6152
Date: 5-29-03



DESCRIPTION APPROVAL 6/3/03
Walter R. Ayre
SURVEYOR, CITY OF RIVERSIDE



605





SCALE: 1" = 30'

Parcel conveyed to
City of Riverside per
Inst. #137290,
(10-19-73)

Parcel 4

Par. Map 17607
P.M. 99/13

Parcel 2

P.M. 14/3

Box Springs Blvd.

S73°14'03"W
31.00'

L=117.59'

R=3604.99'

R=3604.99'

S19°45'13"E
167.19'

Point of
Beginning

S71°21'55"W
(RADIAL)

PROPERTY LINE

N89°34'20"E

34.33'

Existing R/W per Inst. No.
2002-246776, O.R.

R=60.00'

Parcel 3

P.M. 14/3₁₃₋₄

Prepared under the supervision of:

Box Springs Blvd. Dedication
Exhibit Map

EXHIBIT "B"

Sheet 1 of 1

Scale: 1"=30'

May 2003

WO 1009-15

MARISSA CROWTHER,

PLS 6152

DATE

5.29.03



KCT CONSULTANTS, INC.

Civil Engineers - Surveyors - Planners



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H:\1009\15-Sycamore\SURVEY\Easements\15-SP-box RW 03.dwg
Plot Date: May 29, 2003 - 7:48am | Ernie