

208910

Parcel No. 5  
A.P. No. 009-002 (234-270-018-1)  
Project: Van Buren Boulevard Underpass

Recorded at the request of:  
City of Riverside  
WHEN RECORDED, MAIL TO:  
City Clerk's Office  
City of Riverside  
City Hall, 3900 Main St.  
Riverside, Ca. 92522

FREE RECORDING REQUESTED Essential to acquisition by  
CITY OF RIVERSIDE SEE GOV'T CODE 6103

RECEIVED FOR RECORD  
At Request of  
City Clerk  
Book 1980, Page 208910

NOV - 7 1980  
Recorded in Official Records  
of Riverside County, California  
FEE \$

ORIGINAL

CONSENT AND DECLARATION OF SUBORDINATION

WHEREAS FLEETWOOD ENTERPRISES, INC.

is the holder of the leasehold interest under that certain lease and option to purchase agreement executed by FLEETWOOD ENTERPRISES, INC., a California corporation

as Lessee, and THEODORE A. ABRAHAM and ROSE I. ABRAHAM,

as Lessor, dated May 26, 1972, recorded on May 30, 1972  
as Instrument No. 70033 of Official Records of the County of Riverside, State of California, and,

WHEREAS, said Lessee desires to have all said leasehold interest under the aforementioned lease be subordinate to that certain easement granted to the City of Riverside, a municipal corporation, for storm drain and sanitary sewer facilities purposes, and recorded concurrently herewith, over that certain parcel of land in the City of Riverside, County of Riverside, State of California, described as follows:

ALL THAT PORTION OF LOT 8, IN BLOCK 29 OF THE LANDS OF THE RIVERSIDE LAND & IRRIGATING CO., IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, OF MAPS, AT PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTERLINE OF VAN BUREN BOULEVARD, DISTANT SOUTH 34° 00' 02" EAST, 348.60 FEET FROM A 1-1/4 INCH IRON PIPE MARKING THE INTERSECTION OF SAID CENTERLINE OF VAN BUREN BOULEVARD WITH THE CENTERLINE OF KUDISILL STREET; THENCE SOUTH 55° 59' 58" WEST, 55.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF VAN BUREN BOULEVARD; SAID POINT BEING THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 945.00 FEET, CONCAVING SOUTHWESTERLY AND BEING TANGENT TO SAID SOUTHWESTERLY LINE OF VAN BUREN BOULEVARD; THENCE NORTHWESTERLY TO THE LEFT ALONG SAID CURVE, AN ARC LENGTH OF 141.49 FEET, THROUGH A CENTRAL ANGLE OF 8° 34' 42" TO THE END THEREOF; THENCE NORTH 42° 34' 44" WEST, 33.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 55° 59' 58" WEST, 4.44 FEET TO THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 106.00 FEET AND CONCAVING NORTHERLY; THENCE SOUTHWESTERLY AND WESTERLY TO THE RIGHT ALONG SAID CURVE, AN ARC LENGTH OF 95.36 FEET, THROUGH A CENTRAL ANGLE OF 51° 32' 36" TO A CUSP OF A NON-TANGENT CURVE WITH A RADIUS OF 967.00 FEET AND CONCAVING SOUTHEASTERLY; THE RADIAL LINE OF SAID NON-TANGENT CURVE BEARS 134° 51' 35" WEST; THENCE NORTHEASTERLY TO THE RIGHT ALONG SAID CURVE, AN ARC LENGTH OF 14.50 FEET, THROUGH A CENTRAL ANGLE OF 0° 51' 33" TO THE END THEREOF; THENCE NORTH 55° 59' 58" EAST, 5.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WITH A RADIUS OF 91.00 FEET AND CONCAVING NORTHERLY; THENCE EASTERLY AND NORTHEASTERLY TO THE LEFT ALONG SAID CURVE, AN ARC LENGTH OF 69.37 FEET, THROUGH A CENTRAL ANGLE OF 43° 40' 29" TO THE END THEREOF; THENCE NORTH 55° 59' 58" EAST, 11.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WITH A RADIUS OF 40.00 FEET AND CONCAVING SOUTHWESTERLY; THENCE SOUTHEASTERLY TO THE RIGHT ALONG SAID NON-TANGENT CURVE, AN ARC LENGTH OF 9.19 FEET, THROUGH A CENTRAL ANGLE OF 13° 09' 52" TO THE END THEREOF; THENCE SOUTH 42° 34' 44" EAST, 6.22 FEET TO THE POINT OF BEGINNING.

NOW THEREFORE, the undersigned Lessee does hereby subordinate the above mentioned leasehold to that certain easement for storm drain and sanitary sewer facilities purposes granted to the City of Riverside, a municipal corporation, and recorded concurrently herewith.

Dated: February 27, 1980

FLEETWOOD ENTERPRISES, INC.

By: Frank W. Mandy, Exec. U.P.

By: John A. Lee, Secretary

DESCRIPTION APPROVAL  
By: John A. Lee, City Clerk  
City of Riverside

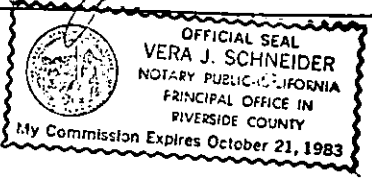
208910

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

On February 27, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared Roark V. Moudy, known to me to be the Executive Vice Pres.-Admin., and William H. Lear, known to me to be the Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

*Vera J. Schneider*



CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 2/27/80 from Fluctuated Enterprises, Inc.

for Port of Blk 29 lands of R 1 & 1 Blk 1 of Mapa Pg 70 Res of S B Co to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 2/12-29-66 by Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 11/2/80

*Ann Rice*  
Property Services Manager

Form No. 122-9R1

APPROVED AS TO FORM  
*[Signature]*  
CITY ATTORNEY

ORIGINAL

When recorded mail to:

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

208907

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

RECEIVED FOR RECORD  
12 Min. Per. Clock  
At Request of  
City Clerk  
Book 1980, Page 208907  
NOV - 7 1980

Recorded in Official Records  
of Riverside County, California  
D. D. [Signature]  
Recorder  
FEES \$

FOR RECORDER'S OFFICE USE ONLY

Project: Van Buren Boulevard Underpass

GRANT DEED

9960

THEODORE A. ABRAHAM and ROSE I. ABRAHAM, husband and wife, as community property,  
Grantors

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
do hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation,  
the real property in the City of Riverside, County of Riverside, State of  
California, described as follows:

All that portion of Lots 1 and 8 in Block 29 of The Lands of Riverside  
Land & Irrigating Co., as shown by map on file in Book 1 of Maps,  
at Page 70 thereof, records of San Bernardino County, California, more  
particularly described as follows:

COMMENCING at a point in the centerline of Van Buren Boulevard, distant  
South 34° 00' 02" East, 348.60 feet from a 1 1/4 inch iron pipe marking  
the intersection of said centerline of Van Buren Boulevard with the  
centerline of Rudisill Street;

THENCE South 55° 59' 58" West, 55.00 feet to a point in the south-  
westerly line of Van Buren Boulevard, and to the true point of  
beginning; said point being the beginning of a tangent curve with a  
radius of 945.00 feet, concaving southwesterly and being tangent to  
said southwesterly line of Van Buren Boulevard;

THENCE Northwesterly to the left along said curve an arc length of  
141.49 feet, thru a central angle of 8° 34' 42" to the end thereof;

THENCE North 42° 34' 44" West, 39.64 feet to the beginning of a  
tangent curve with a radius of 40.00 feet and concaving southerly;

THENCE Northwesterly, Westerly and Southwesterly to the left along  
said curve an arc length of 56.84 feet, thru a central angle of  
81° 25' 18" to the end thereof;

THENCE South 55° 59' 58" West, 32.47 feet to the beginning of a tangent  
curve with a radius of 967.00 feet and concaving southeasterly;

THENCE Southwesterly to the left along said curve an arc length of  
310.17 feet, thru a central angle of 18° 22' 40" to the south-  
easterly line of Rudisill Street; said Rudisill Street conveyed to  
the City of Riverside by deed recorded August 5, 1896, in Book  
49 of Deeds, Page 89, et seq., records of said Riverside County;

THENCE North 37° 37' 18" East, along said southeasterly line 414.53  
feet to its intersection with said southwesterly line of Van Buren  
Boulevard;

208907

THENCE South 34° 00' 02" East, along said southwesterly line of Van Buren Boulevard 295.56 feet to the point of beginning.

Area - 0.302 of an acre (13,173.74 square feet).

The basis of bearings is the centerline of Van Buren Boulevard taken as North 34° 00' 02" West, as shown by Record of Survey, on file in Book 29 of Record of Surveys, at Page 22 thereof, records of Riverside County, California.

DESCRIPTION APPROVAL  
by George P. Nathan, Surveyor 12/17/79 [Signature]

Dated 2-18-80

Theodore A. Abraham Sr.

THEODORE A. ABRAHAM

Rose I. Abraham

ROSE I. ABRAHAM

APPROVED AS TO FORM  
[Signature]  
ASST. CITY ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this Instrument to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

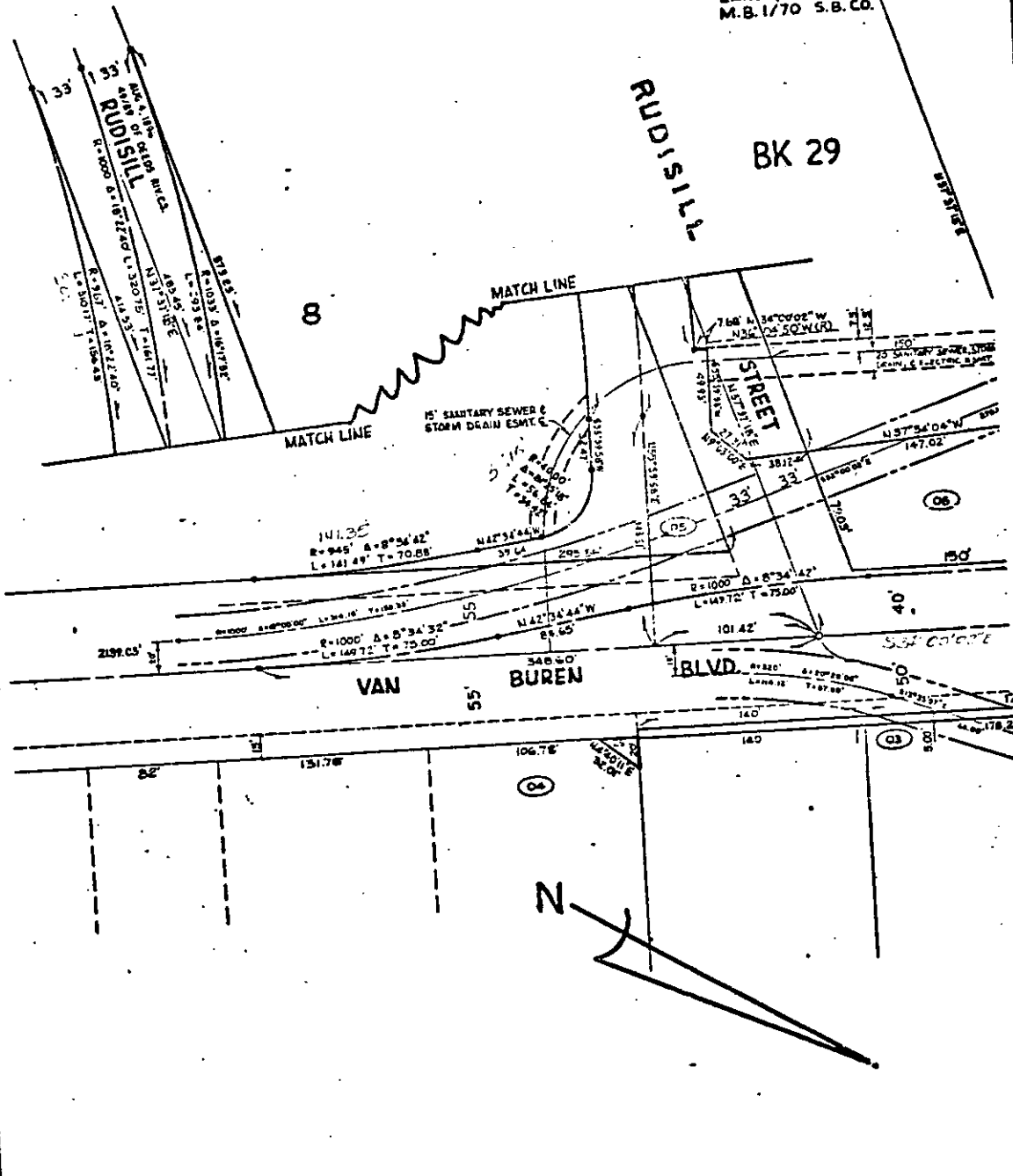
Dated \_\_\_\_\_

[Signature]  
Property Services Manager

y5/11

208907

THE LANDS OF THE RIVERSIDE  
LAND & IRRIGATING CO.  
M.B. 1/70 S.B. CO.



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.

SCALE: 1" = 20' NTS DRAWN BY GPH DATE 7/4/79 SUBJECT VAN BUREN UNDERPASS

9960

208909

Escrow No. \_\_\_\_\_  
Title Order No. RIV L559845 - 1ST AM  
Parcel No. 5  
A.P. No. \_\_\_\_\_  
Project: VAN BUREN BLVD UNDERPASS

RECEIVED FOR RECORD  
At Request of  
City Clerk

Book 1580, Page

NOV - 7 1980

Recorded in Official Records  
of Riverside County, California

D. J. ... Recorder  
FEE \$ \_\_\_\_\_

Recording requested by:  
CITY OF RIVERSIDE  
WHEN RECORDED, MAIL TO:

CITY CLERK'S OFFICE  
CITY OF RIVERSIDE  
CITY HALL, 3900 MAIN ST.  
RIVERSIDE, CAL 92522

FREE RECORDING REQUESTED Essential to acquisition by  
CITY OF RIVERSIDE See Gov't Code 6103

ORIGINAL

DOCUMENTARY TRANSFER TAX \$ NONE

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
FLEETWOOD ENTERPRISES, INC.

do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to the CITY OF RIVERSIDE, A MUNICIPAL CORPORATION all right, title and interest the Grantor may have in the following described real property in the City of RIVERSIDE, County of RIVERSIDE, State of California:

AS PER LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

APPROVED AS TO FORM  
CITY CLERK

Dated: 2-27-80

FLEETWOOD ENTERPRISES, INC.

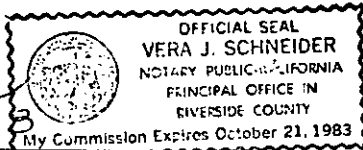
By: Rock V. Moody, Exec. V.P.  
By: William H. Lear, Secretary

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )

On 2-27-80, before me, the undersigned, a notary public in and for said State, personally appeared Rock V. Moody, known to me to be the Exec. Vice Pres.-Admin., and William H. Lear, known to me to be the Secretary, of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Vera J. Schneider



MY COMMISSION EXPIRES 10/21/83

208909

ALL THAT PORTION OF LOTS 1 AND 8 IN BLOCK 29 OF THE LANDS OF RIVERSIDE LAND & IRRIGATING CO., IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, OF MAPS, AT PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTERLINE OF VAN BUREN BOULEVARD, DISTANT SOUTH 34° 00' 02" EAST, 348.60 FEET FROM A 1-1/4 INCH IRON PIPE MARKING THE INTERSECTION OF SAID CENTERLINE OF VAN BUREN BOULEVARD WITH THE CENTERLINE OF RUDISILL STREET; THENCE SOUTH 55° 59' 58" WEST, 55.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF VAN BUREN BOULEVARD, AND THE TRUE POINT OF BEGINNING; SAID POINT BEING THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 945.00 FEET, CONCAVING SOUTHWESTERLY AND BEING TANGENT TO SAID SOUTHWESTERLY LINE OF VAN BUREN BOULEVARD; THENCE NORTHWESTERLY TO THE LEFT ALONG SAID CURVE, AN ARC LENGTH OF 141.49 FEET, THROUGH A CENTRAL ANGLE OF 8° 34' 42" TO THE END THEREOF; THENCE NORTH 42° 34' 44" WEST, 39.64 FEET TO THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 40.00 FEET AND CONCAVING SOUTHERLY; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY TO THE LEFT ALONG SAID CURVE AN ARC LENGTH OF 56.84 FEET, THROUGH A CENTRAL ANGLE OF 81° 25' 18" TO THE END THEREOF; THENCE SOUTH 55° 59' 58" WEST, 32.47 FEET TO THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 967.00 FEET AND CONCAVING SOUTHEASTERLY; THENCE SOUTHWESTERLY TO THE LEFT ALONG SAID CURVE, AN ARC LENGTH OF 310.17 FEET, THROUGH A CENTRAL ANGLE OF 18° 22' 40" TO THE SOUTHEASTERLY LINE OF RUDISILL STREET; SAID RUDISILL STREET CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED AUGUST 5, 1896, IN BOOK 49 OF DEEDS, PAGE 89, ET SEQ., RECORDS OF SAID RIVERSIDE COUNTY; THENCE NORTH 37° 37' 18" EAST, ALONG SAID SOUTHEASTERLY LINE 414.53 FEET TO ITS INTERSECTION WITH SAID SOUTHWESTERLY LINE OF VAN BUREN BOULEVARD; THENCE SOUTH 34° 00' 02" EAST, ALONG SAID SOUTHWESTERLY LINE OF VAN BUREN BOULEVARD, 295.56 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS IS THE CENTERLINE OF VAN BUREN BOULEVARD TAKEN AS NORTH 34° 00' 02" WEST, AS SHOWN BY RECORD OF SURVEY, ON FILE IN BOOK 29, OF RECORD OF SURVEYS, AT PAGE 22 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DESCRIPTION APPROVAL  
*[Signature]*  
For Surveyor

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 2-27-80 from Fleetwood Enterprises, Inc.

for Port of Lots 1 and 8 Blk. 29 Lands of R.L. 1 Blk. 1 of Maps Pg 70 Rec. of S.B. Co. to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 11/7/80

*[Signature]*  
Property Services Manager

Form No. 122-9R1

208909