

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

MAR - 4 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 *[Signature]*
Fees \$ _____ *[Signature]*

FOR RECORDER'S OFFICE USE ONLY

Project: 10300 Magnolia Avenue
Building Permit
A.P.N. 138-100-015

13940

TREE PLANTING EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, KINGSLEY J. BIRD, Co-Trustee, ROSEMARY HAMNER CLAYTON and SHELLEY L. HAMNER KAIN, Successor Co-Trustees, under Declaration of Trust dated September 20, 1969, as to an undivided 9/16th interest, and KINGSLEY J. BIRD, Co-Trustee, ROSEMARY HAMNER CLAYTON and SHELLEY L. HAMNER KAIN, Successor Co-Trustees under Declaration of Trust No. 2 dated October 31, 1969, as to an undivided 7/16th interest, as Grantors, 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 the planting, replanting, and maintaining of trees of such types as shall be designated by the City of Riverside in, under, upon, over and along the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 1 of Parcel Map on file in Book 2, Page 40 of Parcel Maps, records of Riverside County, California, described as follows:

COMMENCING at the most easterly corner of said Parcel 1;

THENCE South 55°57'15" West, along the southeasterly line of said Parcel 1, a distance of 5.00 feet to a line parallel with and distant 60.00 feet southwesterly, as measured at right angles, from the centerline of Tyler Street as shown by said Parcel Map;

THENCE North 34°01'00" West, along said parallel line, a distance of 45.00 feet to

the POINT OF BEGINNING of the parcel of land being described;

THENCE North 34°01'00" West, continuing along said parallel line, a distance of 92.18 feet to the beginning of a non-tangent curve concaving southerly, having a radius of 47.50 feet and from which the radius bears South 44°12'21" West;

THENCE northwesterly to the left along said curve through a central angle of 38°27'50" an arc length of 31.89 feet to a line parallel with and distant 77.00 feet southeasterly, as measured at right angles, from the centerline of Magnolia Avenue as shown by said Parcel Map;

THENCE South 55°57'15" West, along said last mentioned parallel line, a distance of 106.88 feet;

THENCE South 34°02'45" East, a distance of 7.00 feet to the a line parallel with and distant 84.00 feet southeasterly, as measured at right angles, from said centerline of Magnolia Avenue;

THENCE North 55°57'15" East, along said last mentioned parallel line, a distance of 104.23 feet to the beginning of a non-tangent curve concaving southerly, having a radius of 40.50 feet and from which the radius bears South 9°12'08" West;

THENCE northeasterly to the right along said last mentioned curve through a central angle of 34°01'21" an arc length of 24.05 feet to a line parallel with and distant 67.00 feet southwesterly, as measured at right angles, from said centerline of Tyler Street;

THENCE South 34°01'00" East, along said last mentioned parallel line, a distance of 91.42 feet;

THENCE North 55°59'00" East, a distance of 7.00 feet to the POINT OF BEGINNING.

Area - 1577 square feet, more or less.

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

Mark S. Brown 1/25/99 Date Prep. Kep
 Mark S. Brown, L.S. 5655
 License Expires 9/30/99



Said easement is to be used for all purposes proper and convenient in the planting, replanting and maintenance of trees, including the rights of ingress and egress, the temporary deposit of tools, equipment, machinery, vehicles, materials and supplies used in the performance of said work, and for similar and related purposes by the City of Riverside, its officers, employees, agents or contractors.

Dated January 31, 1996

KINGSLEY J. BIRD, Co-Trustee, under Declaration of Trust dated September 20, 1969

Kingsley J. Bird
KINGSLEY J. BIRD, Co-Trustee

Dated January 31, 1996

KINGSLEY J. BIRD, Co-Trustee, under Declaration of Trust No. 2 dated October 31, 1969

Kingsley J. Bird
KINGSLEY J. BIRD, Co-Trustee

GENERAL ACKNOWLEDGEMENT

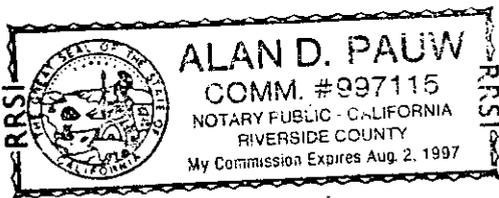
State of California }
County of Riverside } ss

On January 31, 1996 before me Alan D. Pauw
(date) (name)

a Notary Public in and for said State, personally appeared

Kingsley J. Bird
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.

Alan D. Pauw
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:

Dated 31 January 1996

ROSEMARY HAMNER CLAYTON, Successor Co-Trustee, under Declaration of Trust dated September 20, 1969

Rosemary Hamner Clayton
ROSEMARY HAMNER CLAYTON, Successor Co-Trustee

Dated 31 January 1996

ROSEMARY HAMNER CLAYTON, Successor Co-Trustee, under Declaration of Trust No. 2 dated October 31, 1969

Rosemary Hamner Clayton
ROSEMARY HAMNER CLAYTON, Successor Co-Trustee

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On January 31, 1996 before me Alan D. Pauw
(date) (name)

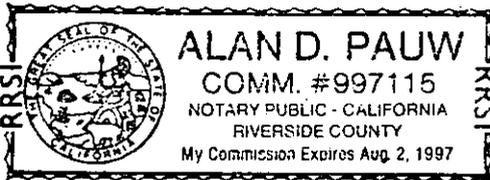
a Notary Public in and for said State, personally appeared

Rosemary Hamner Clayton
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.

Alan D. Pauw
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:

Dated January 31, 1996

SHELLEY L. HAMNER KAIN, Successor Co-Trustee, under Declaration of Trust dated September 20, 1969

[Signature]
SHELLEY L. HAMNER KAIN, Successor Co-Trustee

Dated January 31, 1996

SHELLEY L. HAMNER KAIN, Successor Co-Trustee, under Declaration of Trust No. 2 dated October 31, 1969

[Signature]
SHELLEY L. HAMNER KAIN, Successor Co-Trustee

GENERAL ACKNOWLEDGEMENT

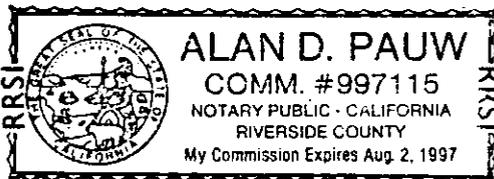
State of California }
County of Riverside }^{ss}

On January 31, 1996 before me Alan D. Pauw
(date) (name)

a Notary Public in and for said State, personally appeared

Shelley L. Hamner Kain
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]
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 3/1/96

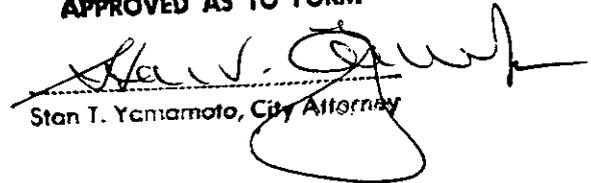
CITY OF RIVERSIDE



Real Property Services Manager
of the City of Riverside

MAGNOLIA.TRE

APPROVED AS TO FORM


Stan T. Yamamoto, City Attorney

