

When recorded mail to:

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

DOC # 2004-0846877

10/27/2004 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



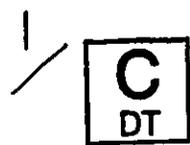
FREE RECORDING

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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Project: P04-0277 Par. B
APN: 189-160-011
Address: 6110 Wilderness Ave

D - 15390



GRANT OF EASEMENT

WILLIAM J. MORTLAND and ANDREA A. MORTLAND Trustees of the William and Andrea Mortland Family Trust Dated May 11, 1994

ANDREA MORTLAND, as Trustee of the Sean R. Mortland Irrevocable Trust dated December 28, 1993

ANDREA MORTLAND, as Trustee of the Damon C. Mortland Irrevocable Trust dated December 28, 1993

ANDREA MORTLAND, as Trustee of the Alfred W. Averyt III Irrevocable Trust dated December 28, 1993,

all as Grantors, 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 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 21, 2004

WILLIAM J. MORTLAND and ANDREA A. MORTLAND Trustees of the William and Andrea Mortland Family Trust Dated May 11, 1994


WILLIAM J. MORTLAND, Trustee


ANDREA A. MORTLAND, Trustee

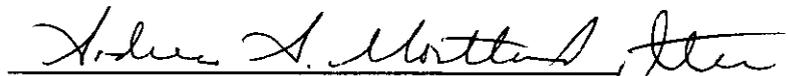
ANDREA MORTLAND, as Trustee of the Sean R. Mortland Irrevocable Trust dated December 28, 1993


ANDREA A. MORTLAND, Trustee

ANDREA MORTLAND, as Trustee of the Damon C. Mortland Irrevocable Trust dated December 28, 1993


ANDREA A. MORTLAND, Trustee

ANDREA MORTLAND, as Trustee of the Alfred W. Averyt III Irrevocable Trust dated December 28, 1993,


ANDREA A. MORTLAND, Trustee

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18/27/2004 08:09A
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GENERAL ACKNOWLEDGEMENT

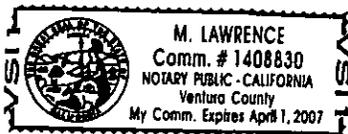
State of California }
County of Ventura } ss

On September 21, 2004, before me M. Lawrence
(date) (name)

a Notary Public in and for said State, personally appeared

William J. Northland and Andrew A. Northland
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.

M. Lawrence
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:

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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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10/20/04

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

[Signature]

Notary Public

CITY OF RIVERSIDE

BY [Signature]

Administrative Services Manager



EXHIBIT "A"

THE WESTERLY 3.00 FEET OF THE WESTERLY 362 FEET OF LOT 19 IN BLOCK 33 OF TRACT NO. 5 OF RIVERVIEW ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON FILE IN BOOK 7 PAGE 7 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THE SOUTHERLY 1251.94 FEET THEREOF;

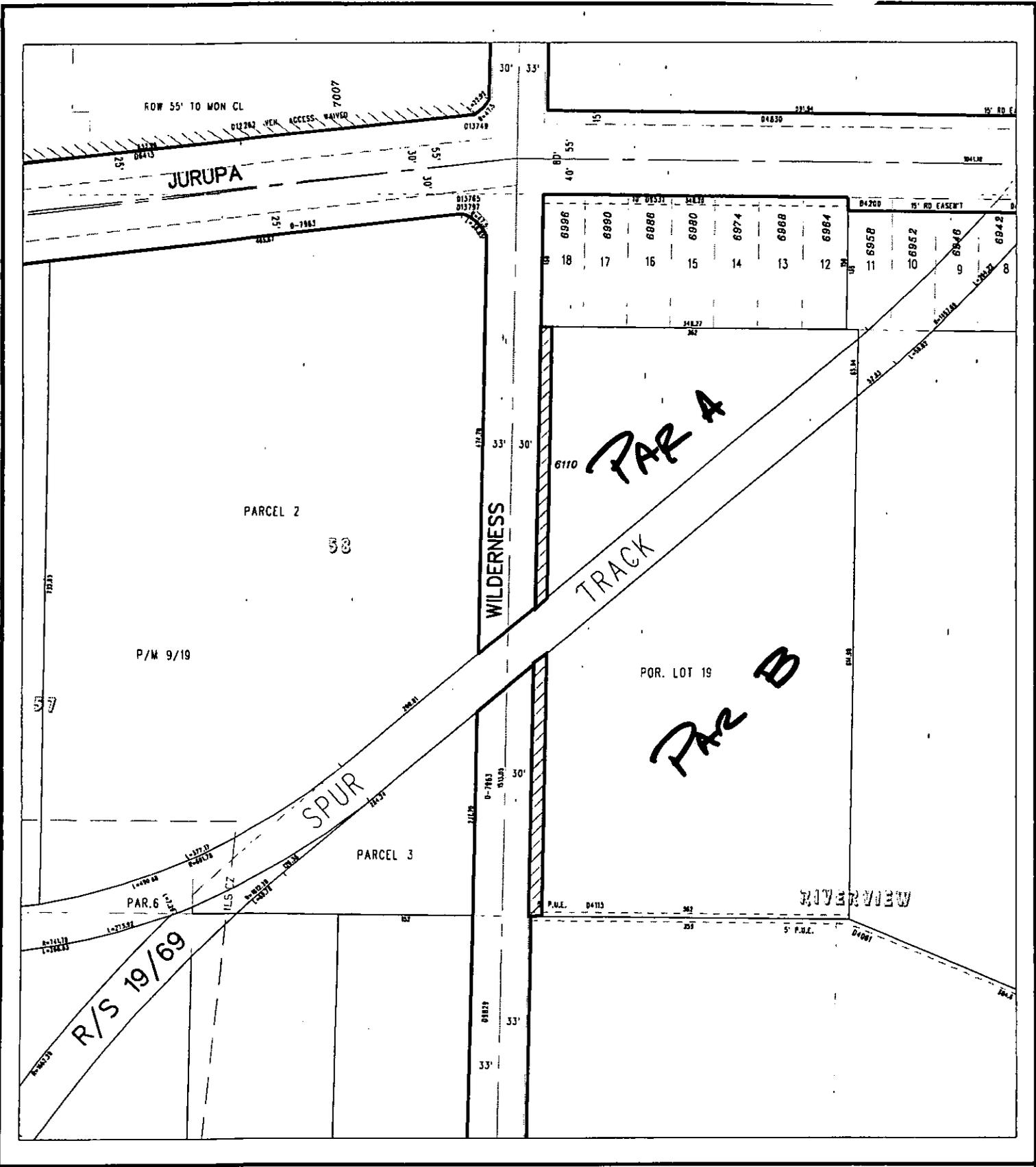
ALSO EXCEPTING THAT PORTION LYING NORTHWESTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE PARCEL OF LAND CONVEYED TO THE UNITED STATES OF AMERICA, BY A DOCUMENT RECORDED FEBRUARY 11, 1943 AS INSTRUMENT NO. 687 IN BOOK 570 PAGE 291 OF OFFICIAL RECORDS.

PREPARED BY: *Minor W. Smith*
MINOR W. SMITH, PLS 6856



DESCRIPTION APPROVAL 9/13/04
Minor W. Smith
SURVEYOR CITY OF RIVERSIDE





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

36-7

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



Scale: 1" = 150'

Drawn by: bmark

Date: 09/01/04

Subject: P04-0277 COC R/W

15390