

Recording Requested By
CHICAGO TITLE COMP

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)

Project: Jurupa Avenue Widening
Parcel 34

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

MAR 18 1993

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

13474

GRANT DEED

JOEL BRADLEY, a single man, Grantor, FOR VALUABLE CONSIDERATION, receipt of
which is hereby acknowledged, does 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:

The southerly 6.00 feet of Lot 20 of Rubidoux Gardens, on file in Book
25, Pages 53 and 54 of Maps, records of said Riverside County; said
southerly 6.00 feet being measured at right angles 6.00 feet northerly
from the southerly line of said Lot 20.

Area - 446.72 square feet.

Dated 12-9-91

Joel Bradley
JOEL BRADLEY

DESCRIPTION APPROVAL 7/13/89
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE



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. 14883 of said City
Council adopted January 25, 1983, and the grantee consents to recordation
thereof by its duly authorized officer.

Dated 3/17/93

[Signature]
Title Asst. City Mgr.

0005u/m - 0406u/m

APPROVED AS TO FORM

544055-07

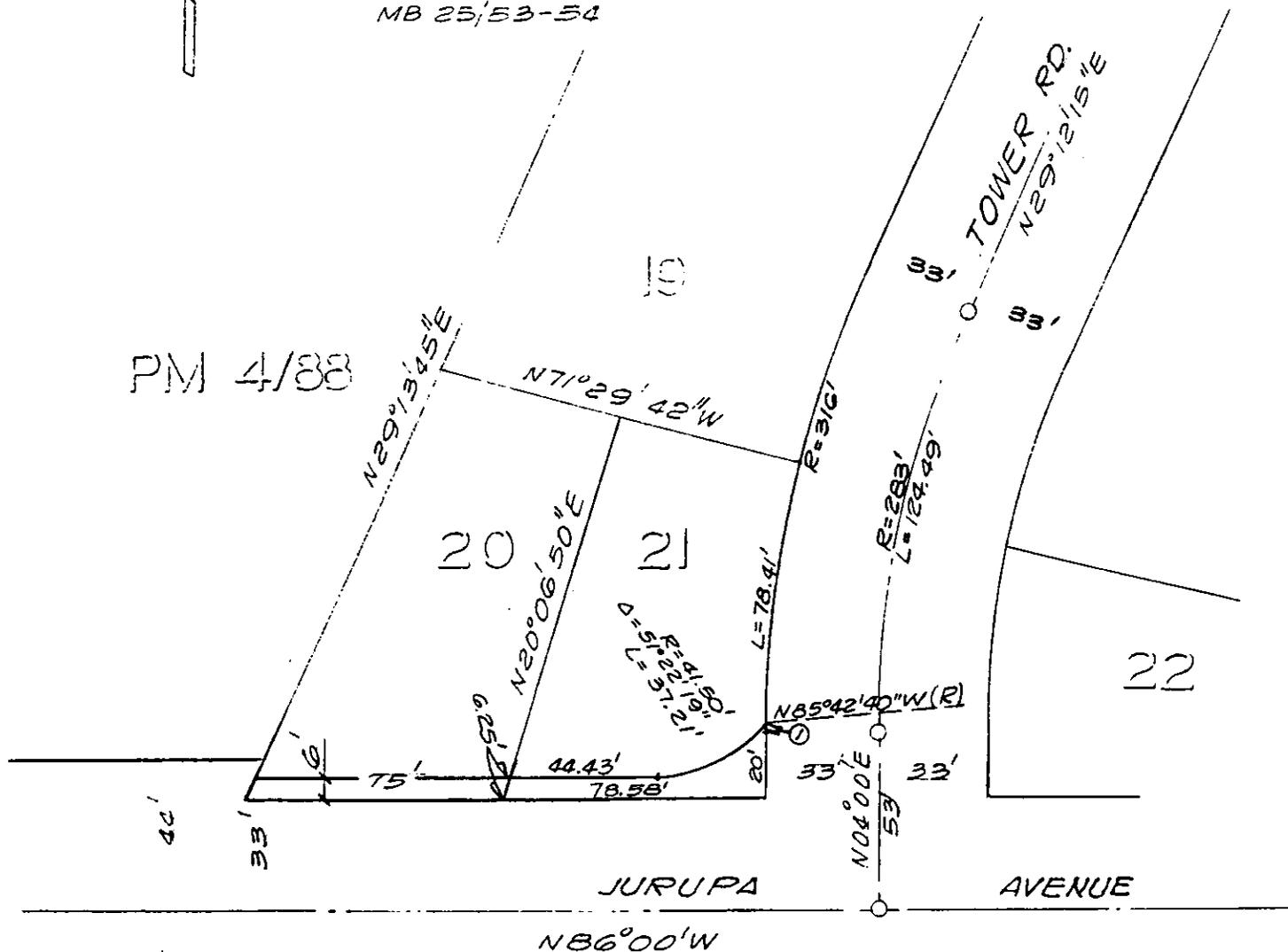
100941

CURVE No.	R	Δ	DATA L
1	316.00'	0°17'20"	1.59'



RUBIDOUX GARDENS
MB 23,53-54

PM 4/88



• 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 11 OF 14-N

2/29

SCALE: 1" = 50'

DRAWN BY GS DATE 2/15/89

SUBJECT JURUPA AVE. WIDENING T/13474

SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

PART I

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

PART II

1. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1993-94, NOW A LIEN, NOT YET DUE OR PAYABLE.
2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.
3. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

IN FAVOR OF:	RIVERSIDE WATER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
PURPOSE:	THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES, AND OTHER CONDUITS
RECORDED:	AUGUST 14, 1885 IN BOOK 42 PAGE 296 OF DEEDS SAN BERNARDINO COUNTY
AFFECTS:	SAID LAND

4. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED MAP SHOWN BELOW.

MAP OF:	RUBIDOUX GARDENS
RECORDED:	IN BOOK 25 PAGE 53 OF MAPS
EASEMENT PURPOSE:	PUBLIC UTILITIES
AFFECTS:	THE NORTHWESTERLY 10 FEET AND THE NORTHEASTERLY 5 FEET

D. B. 13479

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

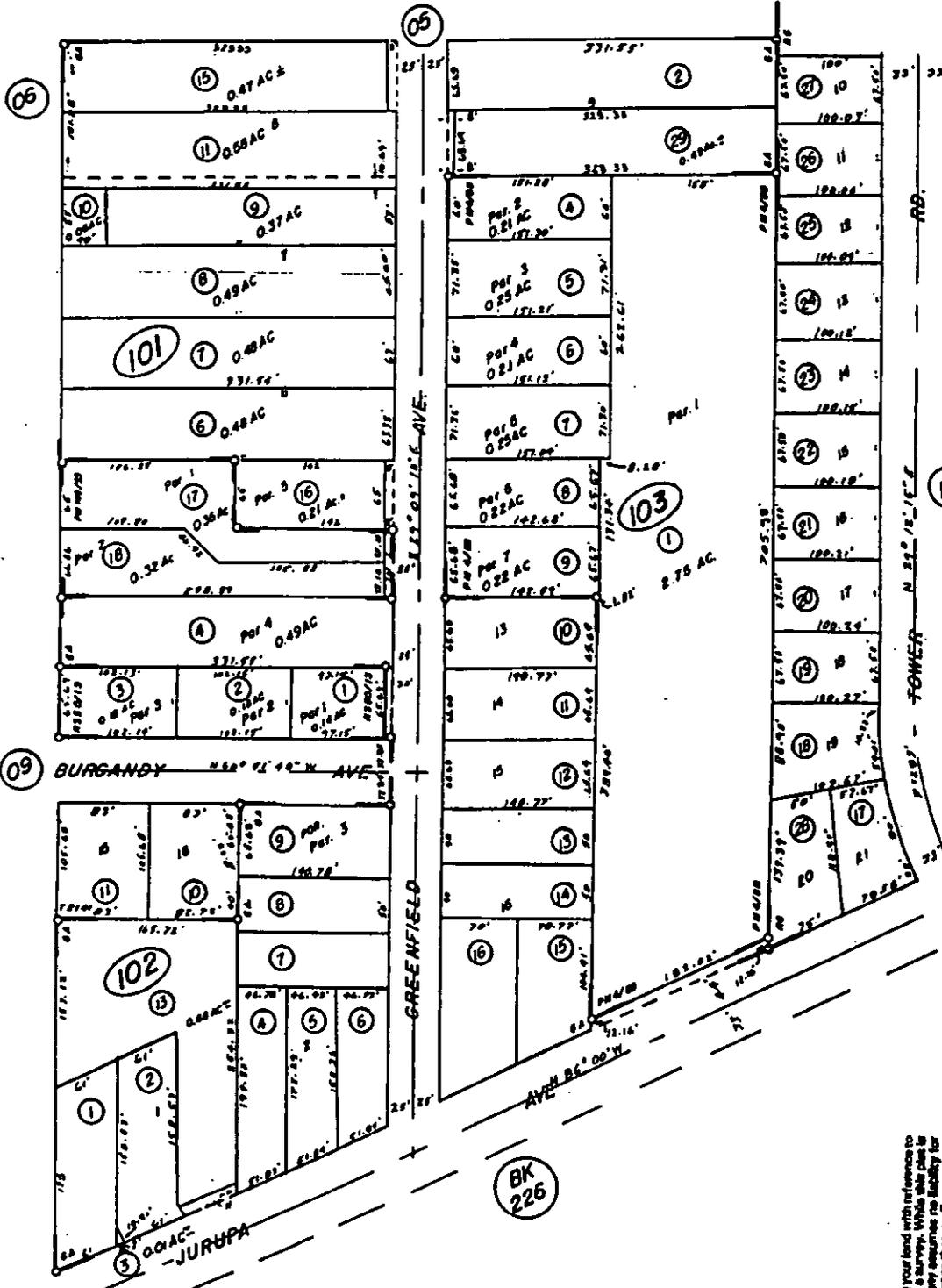
POR. S.C.C.A. LANDS (T.2 S. R.5 W.)

I.N.A. 900



ORIGINAL

AREA	ACRES	PERCENT
1	1.00	100.00
2	0.98	98.00
3	0.96	96.00
4	0.94	94.00
5	0.92	92.00
6	0.90	90.00
7	0.88	88.00
8	0.86	86.00
9	0.84	84.00
10	0.82	82.00
11	0.80	80.00
12	0.78	78.00
13	0.76	76.00
14	0.74	74.00
15	0.72	72.00
16	0.70	70.00
17	0.68	68.00
18	0.66	66.00
19	0.64	64.00
20	0.62	62.00
21	0.60	60.00
22	0.58	58.00
23	0.56	56.00
24	0.54	54.00
25	0.52	52.00
26	0.50	50.00
27	0.48	48.00
28	0.46	46.00
29	0.44	44.00
30	0.42	42.00
31	0.40	40.00
32	0.38	38.00
33	0.36	36.00
34	0.34	34.00
35	0.32	32.00
36	0.30	30.00
37	0.28	28.00
38	0.26	26.00
39	0.24	24.00
40	0.22	22.00
41	0.20	20.00
42	0.18	18.00
43	0.16	16.00
44	0.14	14.00
45	0.12	12.00
46	0.10	10.00
47	0.08	8.00
48	0.06	6.00
49	0.04	4.00
50	0.02	2.00
51	0.00	0.00



M.B. 11/32 Greenfield Acres
 M.B. 25/53, 54 Rubidoux Gardens
 M.B. 41/82, 83, Tract 2141
 P.M. 4/88
 R.S. 50/13

PM 149/55-56 Parcelmap 22667

MAR. 1974

BK 226

"This plan is for your aid in locating your land with reference to streets and other parcels. It is not a survey. While this plan is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon."
 CHICAGO TITLE INSURANCE COMPANY

ASSESSOR'S MAP BK 218 PG. 10
 RIVERSIDE COUNTY, CALIF.

D12474

(g) "mortgage instrument" "public records" (h) "public purpose" "policy for the purchase of property to purchase land, not ex of the es"

SCHEDULE A

Policy No: 544055 - 07
Premium: \$300.00

Amount of Insurance: \$2,551.00
Date of Policy: March 18, 1993 at 2:00 PM

1. Name of Insured:
CITY OF RIVERSIDE, A MUNICIPAL CORPORATION

2. The estate or interest in the land which is covered by this policy is:
A FEE

3. Title to the estate or interest in the land is vested in:
CITY OF RIVERSIDE, A MUNICIPAL CORPORATION

4. The land referred to in this policy is situated in the State of California, County of RIVERSIDE and is described as follows:

THE SOUTHERLY 6.00 FEET OF LOT 20 OF RUBIDOUX GARDENS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25 PAGES 53 AND 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID SOUTHERLY 6.00 FEET BEING MEASURED AT RIGHT ANGLES 6.00 NORTHERLY FROM THE SOUTHERLY LINE OF SAID LOT 20.

SCHEDULE B**EXCEPTIONS FROM COVERAGE**

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3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

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RECORDED:	AUGUST 14, 1885 IN BOOK 42 PAGE 296 OF DEEDS SAN BERNARDINO COUNTY
AFFECTS:	SAID LAND

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RECORDED:	IN BOOK 25 PAGE 53 OF MAPS
EASEMENT PURPOSE:	PUBLIC UTILITIES
AFFECTS:	THE NORTHWESTERLY 10 FEET AND THE NORTHEASTERLY 5 FEET

SCHEDULE B (CONT.)

Part II

5. COVENANTS, CONDITIONS, AND RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS BASED ON RACE, COLOR OR CREED) AS SET FORTH IN THE DOCUMENT RECORDED: AUGUST 27, 1952 IN BOOK 1395 PAGE 589, OFFICIAL RECORDS

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF CERTAIN MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

IN FAVOR OF:	THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE:	PUBLIC UTILITIES
RECORDED:	OCTOBER 28, 1952 AS INSTRUMENT NO. 45891, OFFICIAL RECORDS
AFFECTS:	THE NORTHWESTERLY 10 FEET AND THE NORTHEASTERLY 5 FEET OF SAID LAND

END OF SCHEDULE B

SG/BS/JB

AUTHORIZED SIGNATORY _____

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

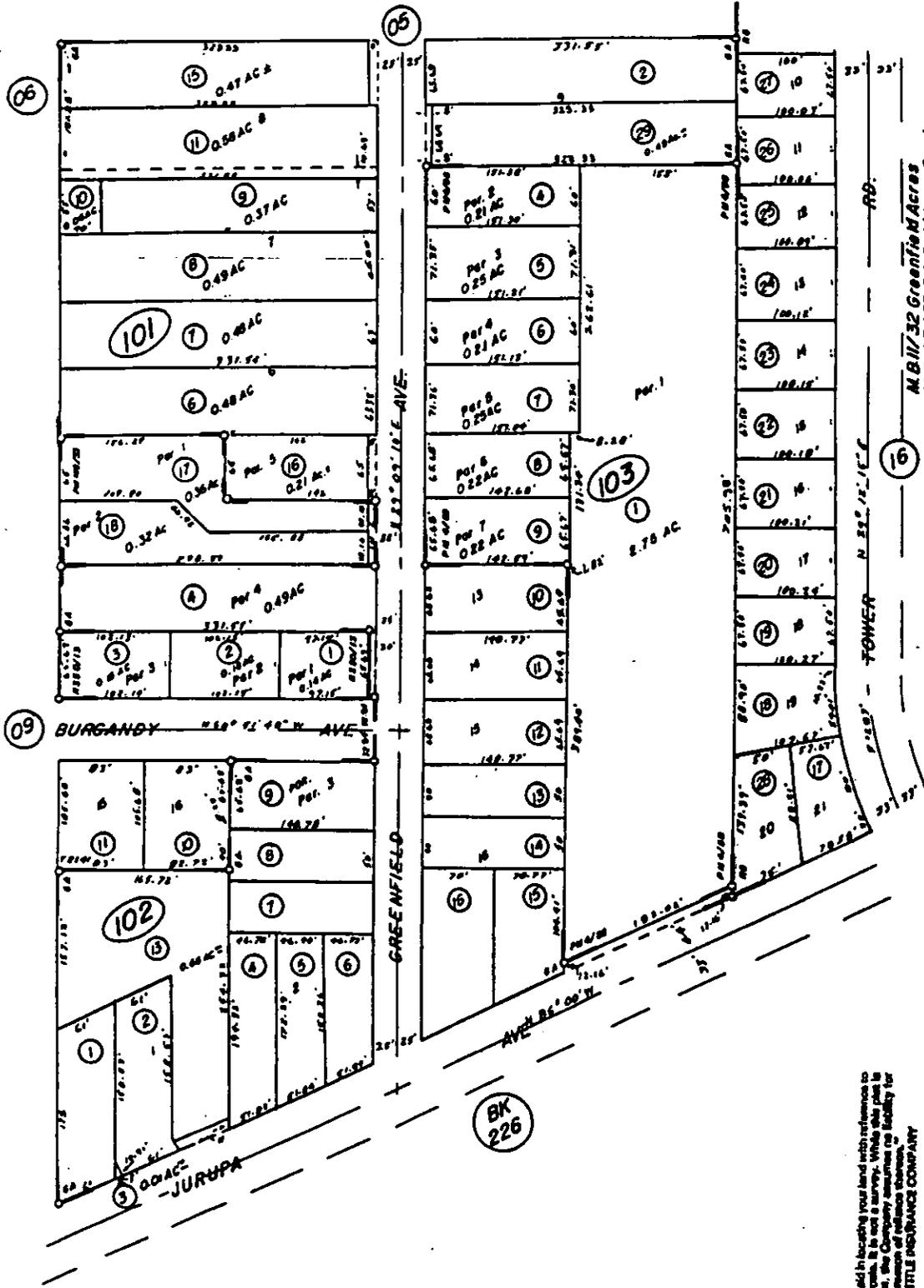
POR. S.C.C.A. LANDS (T.2 S. R.5 W.)

T.2 S. R.5 W.



ORIGINAL

1/27	1/28	1/29	1/30	1/31	2/1	2/2	2/3	2/4	2/5	2/6	2/7	2/8	2/9	2/10	2/11	2/12	2/13	2/14	2/15	2/16	2/17	2/18	2/19	2/20	2/21	2/22	2/23	2/24	2/25	2/26	2/27	2/28	2/29	2/30	2/31
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MAR. 1978

M.B. 11/32 Greenfield Acres
 M.B. 25/53, 54 Rubidoux Gardens
 M.B. 41/82, 83, Tract 2141
 P.M. 4/88
 R.S. 50/13

PM 149/55-56 ParcelMap 22667

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ASSESSOR'S MAP BK 218 PG. 10
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