

AS RECORDED  
REQUEST OF

Recorded in Official Records, County of San Bernardino

6/03/2010  
1:00 PM  
BGJ



**LARRY WALKER**  
Auditor/Controller - Recorder

613 Cal Hall/Placer

ACT ord #175651-10

When recorded mail to:

Surveyor's Office  
Public Works Department  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

Doc#: 2010-0222127

Titles: 1 Pages: 6



Fees 34.00  
Taxes 2,024.00  
Other 0.00  
PAID \$2,058.00

FOR RECORDER'S OFFICE USE ONLY

Project: Goodwill Industries Deed Out  
A.P.N. 0279-043-017-0000  
0279-043-016-0000

DX - 1520

GRANT DEED

DTTX: 2,024.<sup>00</sup>

unincorporated area

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a California charter city and municipal corporation, does hereby grant to **GOODWILL INDUSTRIES OF SOUTHERN CALIFORNIA, a California nonprofit public benefit corporation**, the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the County of San Bernardino, State of California.

EX.A-1 attached

Dated June 1, 2010

CITY OF RIVERSIDE, a California charter city and municipal corporation

By Belinda J. Graham  
City Manager - Belinda J. Graham

Attest Colleen J. Nicol  
City Clerk - Colleen J. Nicol

APPROVED AS TO FORM

Susan Wilson  
DEPUTY CITY ATTORNEY

Page 1

MAIL TAX STATEMENTS TO

Douglas H. Barr, CEO  
342 N. San Fernando Rd., Los Angeles CA

DX 1520

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

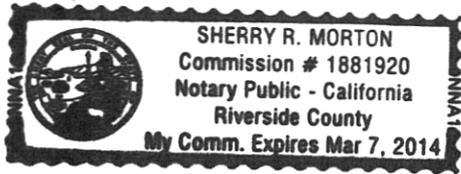
State of California

County of Riverside }

On June 2, 2010 before me, Sherry R. Morton, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Belinda J. Graham and Colleen J. Nicol  
Name(s) of Signer(s)

who 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.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Sherry R. Morton  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_

Individual  Partner —  Limited  General  Individual  Partner —  Limited  General

Attorney in Fact  Attorney in Fact

Trustee  Trustee

Guardian or Conservator  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

EXHIBIT "A"

Fee Simple Interest  
San Bernardino County  
A.P.N. 0279-043-16-0000  
0279-043-17-0000

That certain real property located in the County of San Bernardino, State of California, described as follows:

Parcels 1 and 2 of Parcel Map No. 8219, as shown by map on file in Book 86, Page 4 of Parcel Maps, records of San Bernardino County, California;

RESERVING THEREFROM those certain water rights as described in that certain instrument of conveyance between E. M. Cooley and the Riverside Water Company by document recorded January 30, 1902, in Book 304, Page 347, records of San Bernardino County, California;

ALSO RESERVING THEREFROM the following described rights, reservations and restrictions:

1. Reservation of Water Rights by Grantor. Grantor hereby reserves all existing rights to any or all existing wells, pipes or similar operation or structures (collectively, the "Wells and Improvements") within the area of the Property as shown and described on Exhibit A-1 attached hereto and incorporated herein by reference (the "Water Rights Area"). Grantor further reserves the right to develop one or more water wells, similar operations, structures, water treatment or transmission facilities or pipelines within the Water Rights Area.

In the event of any development of the Property by Grantee, Grantee and Grantor will cooperate in the relocation of any or all of the Wells and Improvements, if feasible to do so, and such relocation shall be at the expense of Grantee. Should Grantor need to maintain, repair, replace, inspect, operate or remove any or all of the Wells and Improvements, Grantor has the absolute right and discretion to remove any and all of the improvements of Grantee located within the Water Rights Area as it determines is necessary. Grantor will first provide Grantee with a reasonable opportunity to complete the required removal at Grantee's sole cost and expense. If Grantee fails to do so in a prompt and professional manner, then Grantee shall be entitled to complete the removal, in which event Grantor shall bill Grantee for such actual removal and disposal costs and Grantor agrees and shall assume and pay to Grantor all such costs and expenses incurred by Grantor for the removal and disposal of such improvements of Grantee. Should Grantor allow Grantee to reconstruct and reinstall its improvements, Grantee shall have the sole responsibility and shall pay all costs and expenses associated therein.

Grantor shall have the right to develop one or more additional wells pipelines, and water treatment facilities on the Property shall be at the Grantor's sole discretion, with the location of such facilities to be within the Water Rights Area. Grantee shall not unreasonably withhold Grantee's consent to said facility locations.

The Grantor further reserves any and all rights to extract, use or remove water from the Property through wells, pipes or similar facilities or structures within the Water Rights Area.

2. Restrictions on Future Use of Property. Grantee shall restrict its use of the Property to those uses which do not harm, injure, impede, alter, destroy, damage or unreasonably interfere in any other way with the Grantor's rights herein reserved, including Grantor's water rights, and existing wells, pipes or similar operations, structures, water treatment or transmission facilities or pipelines on or under the Water Rights Area, or the quality or quantity of the water associated with the Seller's water rights.

EXHIBIT A-1

Water Rights Area

That certain real property in the County of San Bernardino, State of California, described as follows:

PARCEL A

The northerly 200.00 feet of Parcel 2 of Parcel Map No. 8219, as shown by map on file in Book 86, Page 4 of Parcel Maps, records of said San Bernardino County;

EXCEPTING THEREFROM that portion of said Parcel 2 lying easterly of a line that is parallel with and distant 100.00 feet easterly, as measured at right angles, from that portion of said Parcel 2 shown having a bearing of North 0°22'11" East, as shown by said map.

PARCEL B

The southerly 100.00 feet of the westerly 100.00 feet of Parcel 2 of Parcel Map No. 8219, as shown by map on file in Book 86, Page 4 of Parcel Maps, records of said San Bernardino County.

PARCEL C

The southerly 100.00 feet of the easterly 100.00 feet of Parcel 1 of Parcel Map No. 8219, as shown by map on file in Book 86, Page 4 of Parcel Maps, records of said San Bernardino County.

PARCEL D

The westerly 50.00 feet of Parcel 2 of Parcel Map No. 8219, as shown by map on file in Book 86, Page 4 of Parcel Maps, records of said San Bernardino County;

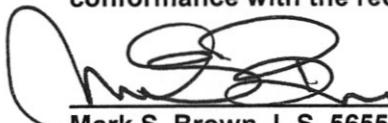
EXCEPTING THEREFROM that portion lying within the northerly 200.00 feet of said Parcel 2, and that portion lying within southerly 100.00 feet of said Parcel 2.

PARCEL E

The southerly 50.00 feet of Parcels 1 and 2 of Parcel Map No. 8219, as shown by map on file in Book 86, Page 4 of Parcel Maps, records of said San Bernardino County;

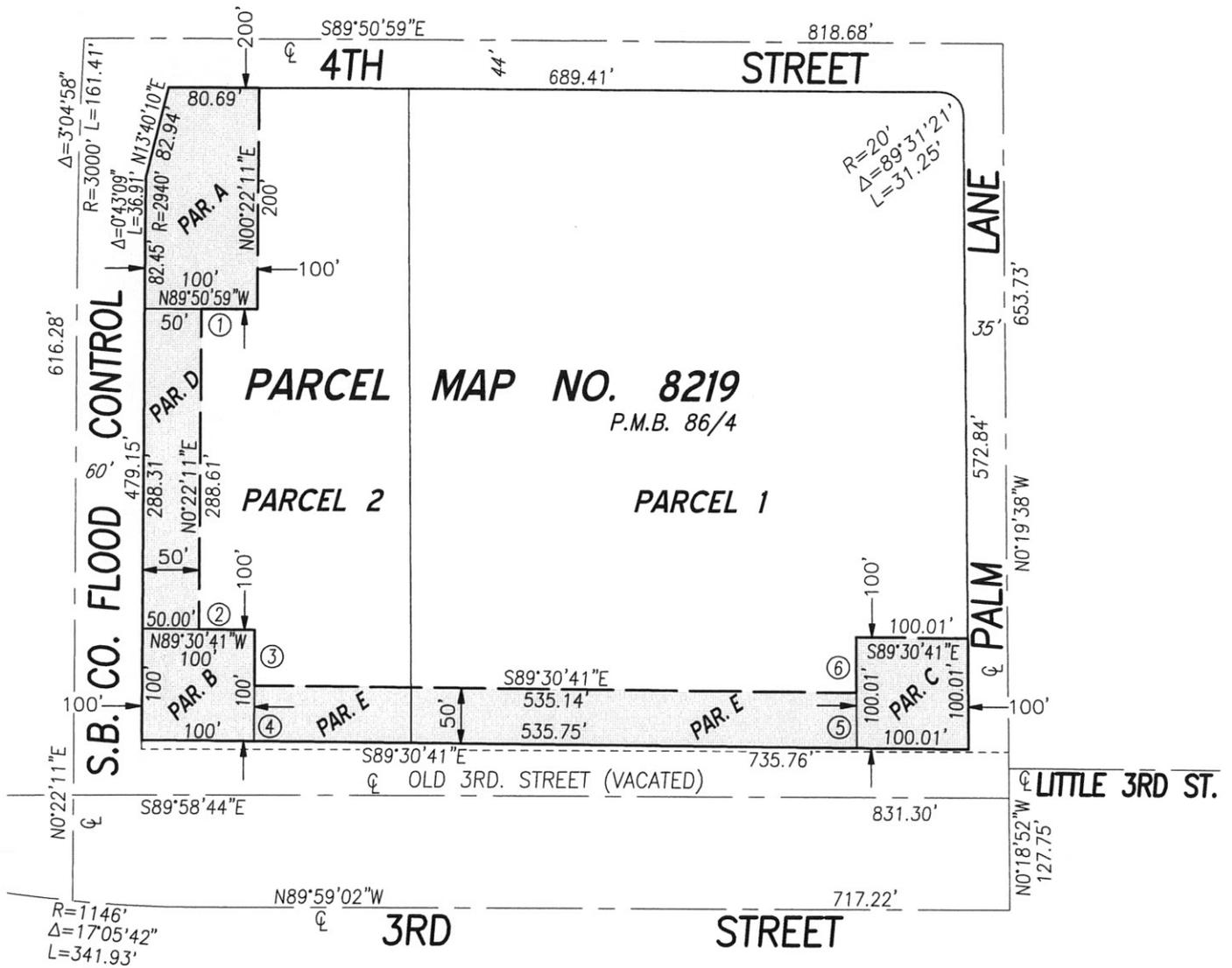
EXCEPTING THEREFROM that portion lying within the easterly 100.00 feet of said Parcel 1, and that portion lying within the westerly 100.00 feet of said Parcel 2.

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

 5/14/2010 Date Prep. Kop  
Mark S. Brown, L.S. 5655  
License Expires 9/30/11



# EXHIBIT A-1



**DATA TABLE**

①	N89°50'59"W	50'
②	N89°30'41"W	50'
③	N0°22'11"E	50'
④	N0°22'11"E	50'
⑤	N0°19'38"W	50.005'
⑥	N0°19'38"W	50.005'

**• 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 1 OF 1

**DX1520**

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 3/22/10

GOODWILL INDUSTRIES