

149578

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)

RECEIVED FOR RECORD  
2:00 Min. Past 2 o'clock PM

JUN 27 1986

Recorded in Official Records  
of Riverside County, California  
*William E. Smith*  
RECORDER

FOR RECORDER'S OFFICE USE ONLY

Project: Sycamore Canyon Park/Bourns Property

11507

GRANT DEED

GORDON L. BOURNS and LINDA BOURNS HILL, Trustees under the Sentinel Trust by Trust Agreement dated December 18, 1981, Grantors, FOR 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:

The Southwest one-quarter and the West one-half of the Southeast one-quarter of Section 5, Township 3 South, Range 4 West, S.B.M., and Parcel 2 of Parcel Map 20488, as shown on map on file in Book 136 of Parcel Maps, at Pages 47 and 48 thereof, records of Riverside County, California.

EXCEPTING THEREFROM Parcel 1 of said Parcel Map 20488.

This grant is made upon condition that the Development Agreement between The City of Riverside and The Bourns Family Interests, dated and recorded April 4, 1986 as Instrument No. 78003, Official Records of Riverside County, California, not be terminated for any of the reasons set forth in Section 1.B.(2) of such Agreement and upon condition that the property granted by this deed be used for public park and/or open space purposes for 60 years from the date of this deed. If the Development Agreement is terminated for any of the reasons set forth in Section 1.B.(2) of such Agreement or if the property granted by this deed or any portion thereof is no longer used for public park and/or open space purposes at any time within 60 years following the date of this deed, Gordon L. Bourns and Linda Bourns Hill, as Trustees under the Sentinel Trust by Trust Agreement dated December 18, 1981, and the successors and assigns of the Sentinel Trust shall have the power to terminate all right, title, and interest in the property granted by this deed to the City of Riverside and its successors and assigns, in the manner provided by law for the exercise of this power of termination.

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The City of Riverside and its successors and assigns shall have the right to construct roads and public utilities and to grant such rights of way in connection therewith over, under and across the property granted by this deed when such uses are determined by the City Council of the City of Riverside to be consistent with the primary use of such property for park and recreation and open space uses. The City of Riverside shall also have the right to grant licenses and permits and to pledge such property as security for municipal financing when such acts are determined by the City Council of the City of Riverside to be consistent with the primary use of such property for park and recreation and open space uses.

Dated June 26, 1986

Gordon L. Bourns  
GORDON L. BOURNS, Trustee

Linda Bourns Hill  
LINDA BOURNS HILL, Trustee

APPROVED AS TO FORM

Kathleen M. Anzole  
SENIOR DEPUTY CITY ATTORNEY

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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.

149578

Dated June 27, 1986

M. J. [Signature]  
Title Real Property Services Manager

0043X/m - 3915m/a

DESCRIPTION APPROVAL  
George P. Hutchinson 6/17/86 by [Signature]  
Recorder



149578

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 2 OF

# PARCEL MAP 20488

BEING A SUBDIVISION OF A PORTION OF THE SOUTH ONE-HALF OF SECTION 5 AND A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 8, T.3S., R.4E., S.8M.

J.R. DAVIDSON ASSOCIATES, INC.

FEBRUARY 1986

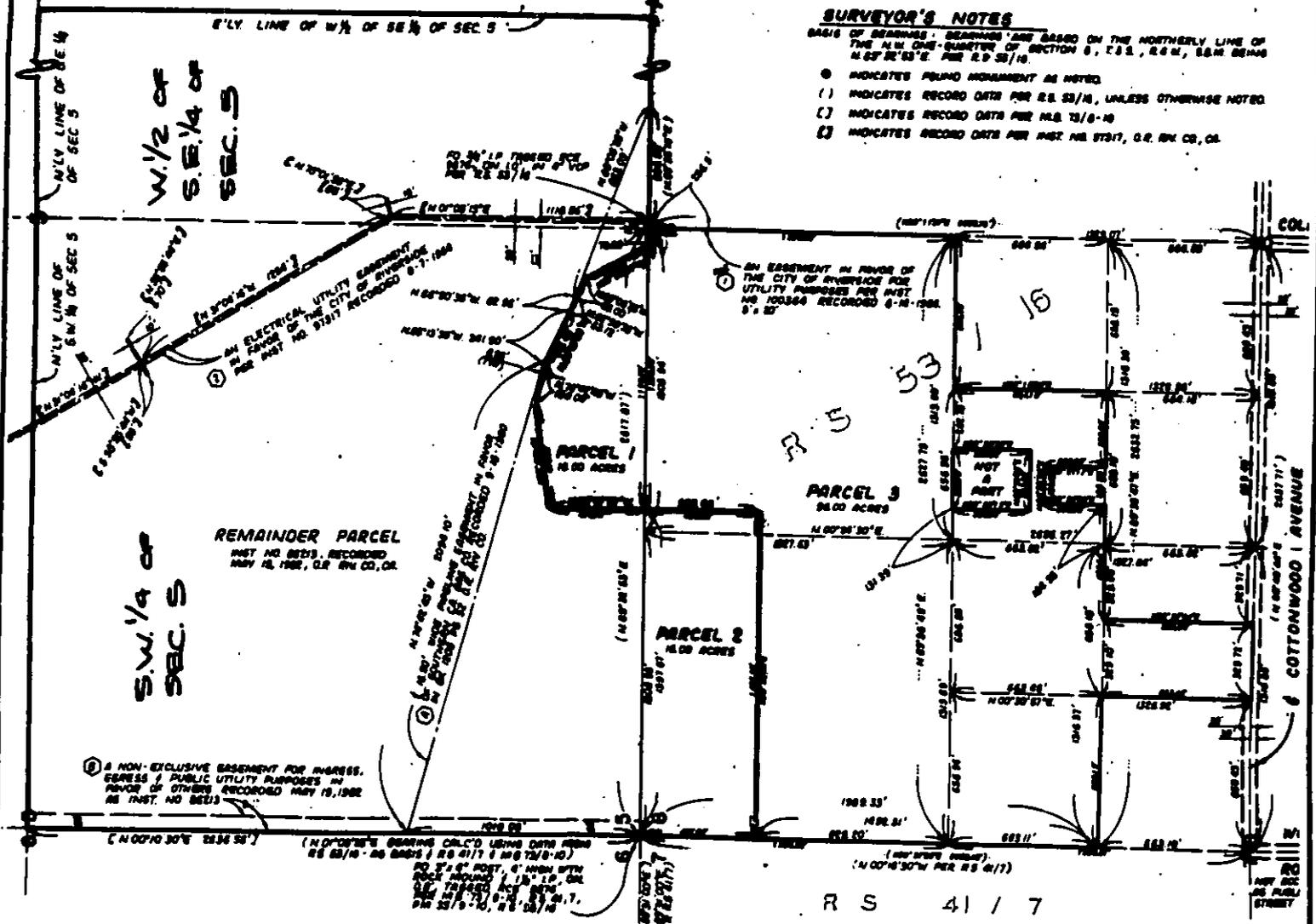
PAP. 136/47-48

SCALE: 1" = 300'

### SURVEYOR'S NOTES

BASIS OF BEARINGS - BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE N.W. ONE-QUARTER OF SECTION 8, T.3S., R.4E., S.8M. BEING N. 89° 25' 33" E. PER R. 29 28/18.

- ⊙ INDICATES FOUND MONUMENT AS NOTED
- (1) INDICATES RECORD DATE PER R.S. 33/18, UNLESS OTHERWISE NOTED
- (2) INDICATES RECORD DATE PER M.S. 73/8-10
- (3) INDICATES RECORD DATE PER INST. NO. 9737, C.R. BY CO., CO.



REMAINDER PARCEL  
INST. NO. 8223, RECORDED  
MAY 18, 1982, C.R. BY CO., CO.

S.W. 1/4 of  
SEC. 5

W. 1/2 of  
S.E. 1/4 of  
SEC. 5

R S 41 / 7

## • 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

11/22  
11/28

SCALE: 1" = 300'

DRAWN BY WF DATE 6/6/86

SUBJECT SYCAMORE CANYON PARK

11507.