

440873

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

DEC 2 1997

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

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FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

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Project: **11110 Magnolia Avenue**
Building Permit

GRANT DEED

SUNCOR DEVELOPMENT OF CALIFORNIA, L.P. as Grantor, 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, the 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 11-10-97

SUNCOR DEVELOPMENT OF
CALIFORNIA, L.P.

by SUNCOR CA, INC

title STUART N GOLDMAN

by [Signature]

title Vice Pres

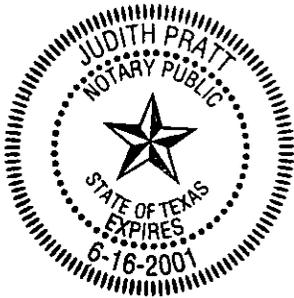
GENERAL ACKNOWLEDGEMENT

State of Texas }
County of Harris } ss

On 11-10-97, before me Judith Pratt
(date) (name)

a Notary Public in and for said State, personally appeared
STUART N GOLDMAN
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.

Judith Pratt

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 11/24/97

[Signature]
Real Property Services Manager
of the City of Riverside

11110mag.ded

APPROVED
[Signature]

EXHIBIT "A"
11110 Magnolia Avenue
A.P.N. 132-053-006

That portion on Lot 1 in Block 43 of the lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1 of Maps, page 70 thereof, records of San Bernardino County, California, described as follows:

BEGINNING at a point in the northwesterly line of Parcel 3 of Parcel Map 19935, as shown by map on file in Book 127 of Parcel Maps, pages 24 and 25 thereof, records of Riverside County, California, distant along said northwesterly line South $56^{\circ}14'00''$ West 5.00 feet; said point being in a line parallel with and distant 60.00 feet southwesterly, as measured at right angle, from the centerline of La Sierra Avenue, as shown by said Parcel Map;

THENCE North $33^{\circ}47'45''$ West, along said parallel line, 112.40 feet to the beginning of a non tangent curve concave southerly and having a radius of 43.50 feet; the radial line to said point bears North $34^{\circ}48'03''$ East;

THENCE northwesterly, westerly and southwesterly, along said curve, through a central angle of $56^{\circ}15'30''$, an arc length of 42.71 feet to a line which is parallel with and distant 77.00 feet southeasterly, as measured at right angle, from the centerline of Magnolia Avenue, as shown by said Parcel Map;

THENCE South $56^{\circ}14'00''$ West, along said parallel line, 98.84 feet to the most northerly corner of Parcel 6 of said Parcel Map;

THENCE North $33^{\circ}47'45''$ West, along the northwesterly prolongation of that certain northeasterly line of said Parcel 6 having a bearing of South $33^{\circ}47'45''$ East and a distance of 139.01 feet as shown on said Parcel Map, 11.00 feet to a line which is parallel with and distant 66.00 feet southeasterly, as measured at right angle, from said centerline of Magnolia Avenue;

THENCE North $56^{\circ}14'00''$ East, along said parallel line, 119.37 feet to a point in a non tangent curve concave southerly and having a radius of 28.50 feet; the radial line to said point bears North $23^{\circ}01'20''$ West;

THENCE northeasterly, easterly and southeasterly, along said curve, through a central angle of $79^{\circ}13'35''$, an arc length of 39.41 feet, to a line which is parallel with and distant 47.50 feet, as measured at right angle, from said centerline of La Sierra Avenue;

THENCE South $33^{\circ}47'45''$ East, along said parallel line, 122.01 feet to a point in the northeasterly prolongation of said northwesterly line of said Parcel 3 of said Parcel Map; the preceding three courses being along the southwesterly boundary of that

certain parcel of land conveyed to the City of Riverside by deed recorded November 1, 1974, as Instrument No. 141623 of Official records of said Riverside County;

THENCE South 56°14'00" West, along the northeasterly prolongation of said northwesterly line of Parcel 3 and along said northeasterly line, 12.50 feet to said **POINT OF BEGINNING.**

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

 11/7/97 Prep. WF

Mark S. Brown, L.S. 5655
License Expires 9/30/99

Date



1110mag.bld

MAGNOLIA AVE. E.
N 56°14'00" E
N 56°14'00" E
98.89'

LA SIERRA AVE. W
N 33°47'45" W
N 33°47'45" W
122.01'

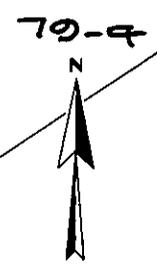
*R=43.5'
Δ=56°15'30"
L=42.71'

R=28.50
Δ=79°13'55"
L=30.41'

LOT 1 BLOCK 43
R.L. & I. CO. Lands

M.B. 1/70
S.B. Co.

Par. 3
P.M. 19935
P.M.B. 127/24-25
Riv. Co.



July 07, 1997
1 inch = 40 feet

Aerial photo taken on 4/19/97. The City of Riverside makes no warranty on the accuracy or content of the data shown on this map. This map shall not be reproduced or distributed without the written consent of the City of Riverside. Prepared by: FWALLY

11110 Magnolia Ave. Building Per' m't