

Chicago Title

When recorded mail to:

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

92035293-K26

FREE RECORDING

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

DTT - 0

DOC # 2001-089157

03/06/2001 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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FOR RECORDER'S OFFICE USE ONLY

Project: Landmark Project - Market Street

APN 207-120-020, 021, & -022

TRA: 009062

D - 14660

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SC

GRANT DEED

PHILIP G. OSBORN, TRUSTEE under declaration of trust dated July 10, 1986 entitled Philip G. Osborn 1986 Trust, as Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby grant to THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA, a public body corporate and politic, 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 10-11-00

PHILIP G. OSBORN, TRUSTEE under declaration of trust dated July 10, 1986 entitled Philip G. Osborn 1986 Trust

Philip G. Osborn, Trustee

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On Oct 11, 2000, before me Lisa M. Hjulberg
(date) (name)

a Notary Public in and for said State, personally appeared

Philip G. Osborn
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.

Lisa M. Hjulberg
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:

CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the Redevelopment Agency of the City of Riverside, California, a public body corporate and politic, is hereby accepted by the undersigned officer on behalf of said Agency pursuant to authority conferred by the Agency at its meeting of Sept 19, 2000 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 11/27/00

Redevelopment Agency of the City of
Riverside

Robert C. Wales
ROBERT C. WALES
Executive Director



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Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Lisa M. Hjulberg

Commission #: 1264061

Place of Execution: Riverside

Date Commission Expires: May 15, 2004

Date: 3rd 5th 01

Signature: [Handwritten Signature]



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EXHIBIT A
OSBORNE to REDEVELOPMENT AGENCY

PARCEL 1:

THE SOUTHEASTERLY 150 FEET OF LOT "E" OF RIVERA TRACT, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 4 OF MAPS, RIVERSIDE COUNTY RECORDS. SAID SOUTHEASTERLY 150 FEET BEING MEASURED ALONG THE NORTHEASTERLY LINE OF MARKET STREET (FORMERLY CRESTMORE STREET).

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED NOVEMBER 5, 1953 IN BOOK 1523, PAGE 211, OFFICIAL RECORDS OF RIVERSIDE COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY STREET LINE OF CRESTMORE AVENUE AND THE LINE DIVIDING LOTS "D" AND "E" OF SAID RIVERA TRACT;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY STREET LINE, A DISTANCE OF 103.52 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 29° 08' EAST A DISTANCE OF 29.60 FEET, MORE OR LESS TO A POINT;

THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 725 FEET, A RADIAL LINE AT SAID POINT BEARING SOUTH 54° 35' 30" WEST, A DISTANCE OF 63.15 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY STREET LINE OF CRESTMORE AVENUE;

THENCE NORTHWESTERLY ALONG THE SAID NORTHEASTERLY STREET LINE OF CRESTMORE AVENUE A DISTANCE OF 55.76 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

LOT "E" OF RIVERA TRACT, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 4 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM THE SOUTHEASTERLY 150 FEET THEREOF AS MEASURED ALONG THE NORTHEASTERLY LINE OF MARKET STREET (FORMERLY CRESTMORE STREET).

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED NOVEMBER 5, 1953 IN BOOK 1523 PAGE 204, OFFICIAL RECORDS OF RIVERSIDE COUNTY DESCRIBED AS FOLLOWS:



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BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY STREET LINE OF CRESTMORE AVENUE AND THE LINE DIVIDING LOTS "D" AND "E" OF SAID RIVERA TRACT;

THENCE NORTHEASTERLY ALONG SAID DIVIDING LINE A DISTANCE OF 66.27 FEET, MORE OR LESS, TO A POINT;

THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 725 FEET, A RADIAL LINE OF SAID POINT BEARING SOUTH 47° 41' 10" WEST, A DISTANCE OF 87.37 FEET, MORE OR LESS, TO A POINT;

THENCE SOUTH 29° 08' WEST A DISTANCE OF 29.60 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY STREET LINE OF SAID CRESTMORE AVENUE;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY STREET LINE OF SAID CRESTMORE AVENUE A DISTANCE OF 103.52 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF LOT "F" OF THE RIVERA TRACT, AS PER MAP RECORDED IN BOOK 10 OF MAPS, PAGE 4, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT "F";

THENCE NORTHERLY ON THE WESTERLY LINE OF FAIRMOUNT BOULEVARD 50 FEET;

THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT "F" TO THE WESTERLY LINE OF SAID LOT "F";

THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT "F" TO THE SOUTHWESTERLY CORNER OF SAID LOT;

THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID LOT "F", 186.28 FEET TO THE POINT OF BEGINNING.

SAID LAND IS ALSO SITUATED IN THE CITY OF RIVERSIDE.

PARCEL 4:

THAT PORTION OF LOT "F" OF THE RIVERA TRACT, AS SHOWN BY MAP ON FILE IN BOOK 10 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:



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BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT, 50 FEET NORTHERLY FROM THE SOUTHEASTERLY CORNER THEREOF;

THENCE NORTHERLY, ON THE EASTERLY LINE OF SAID LOT, 65 FEET;

THENCE AT RIGHT ANGLES WESTERLY, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT TO THE WESTERLY LINE THEREOF;

THENCE SOUTHERLY, ON THE WESTERLY LINE OF SAID LOT TO A POINT IN THE WESTERLY LINE DISTANT 50 FEET NORTHERLY MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF SAID LOT;

THENCE EASTERLY, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED FILED FOR RECORD DECEMBER 30, 1957 AS INSTRUMENT NO. 91769, OFFICIAL RECORDS AND DEED RECORDED APRIL 12, 1960 AS INSTRUMENT NO. 32518, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL RIPARIAN RIGHTS IN AND TO THE WATERS OF THE SANTA ANA RIVER WHICH MAY NOW BE OR WHICH MAY HEREAFTER BECOME APPURTENANT TO SAID REAL PROPERTY.

DESCRIPTION APPROVAL

8,200

[Handwritten Signature]
SURVEYOR CITY OF RIVERSIDE



