

When recorded mail to:

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

DOC # 2001-147306

04/09/2001 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



FREE RECORDING

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

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Project: MP-003-989

A.P.N. 246-070-013, 246-082-009 & 012

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GRANT DEED

14687

CARL PAGEL and RHONDA PAGEL, husband and wife, and ROBERT ALLEN SHEPHERD, an unmarried man, as joint tenants, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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 3-16-2001

CARL PAGEL

RHONDA PAGEL

ROBERT ALLEN SHEPHERD

GENERAL ACKNOWLEDGEMENT

State of California

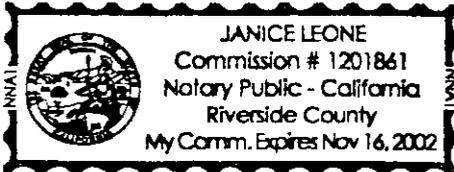
County of Riverside } ss

On March 16, 2001, before me Janice Leone Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared

Carl Pagel & Rhonda Pagel & Robert Allen Shepherd
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.

Janice Leone Notary Public
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 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 4/6/01

APPROVED AS TO FORM
Ernest M. Chiswick 4-5-01
SUPERVISING DEPUTY CITY ATTORNEY

CITY OF RIVERSIDE
[Signature]
Real Property Services Manager
of the City of Riverside



EXHIBIT "A"

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

That portion of Lot 18 of Addition to Bandini Donation, as shown by Record of Survey on file in Book 1, Page 3 of Record of Surveys, records of Riverside County, California, lying southwesterly of a line which is parallel with and distant 33.00 feet northeasterly, as measured at right angles, from the centerline of Placentia Road, as shown by Record of Survey on file in Book 107, Page 77 of Record of Surveys, records of said Riverside County;

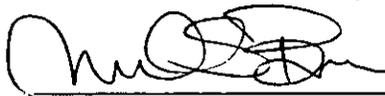
EXCEPTING THEREFROM that portion lying westerly of the northwesterly line of that certain parcel of land described in deed to George Stoker, et ux., by deed recorded October 23, 1961, as Instrument No. 90699 of Official Records of said Riverside County;

ALSO EXCEPTING THEREFROM that portion of said Lot 18 described in deed to the City of Riverside by Grant Deed recorded April 13, 1995, as Instrument No. 115225 of Official Records of said Riverside County;

ALSO EXCEPTING THEREFROM that portion of said Lot 18 retained by the City of Riverside in Grant Deed recorded April 13, 1995, as Instrument No. 115224 of Official Records of said Riverside County;

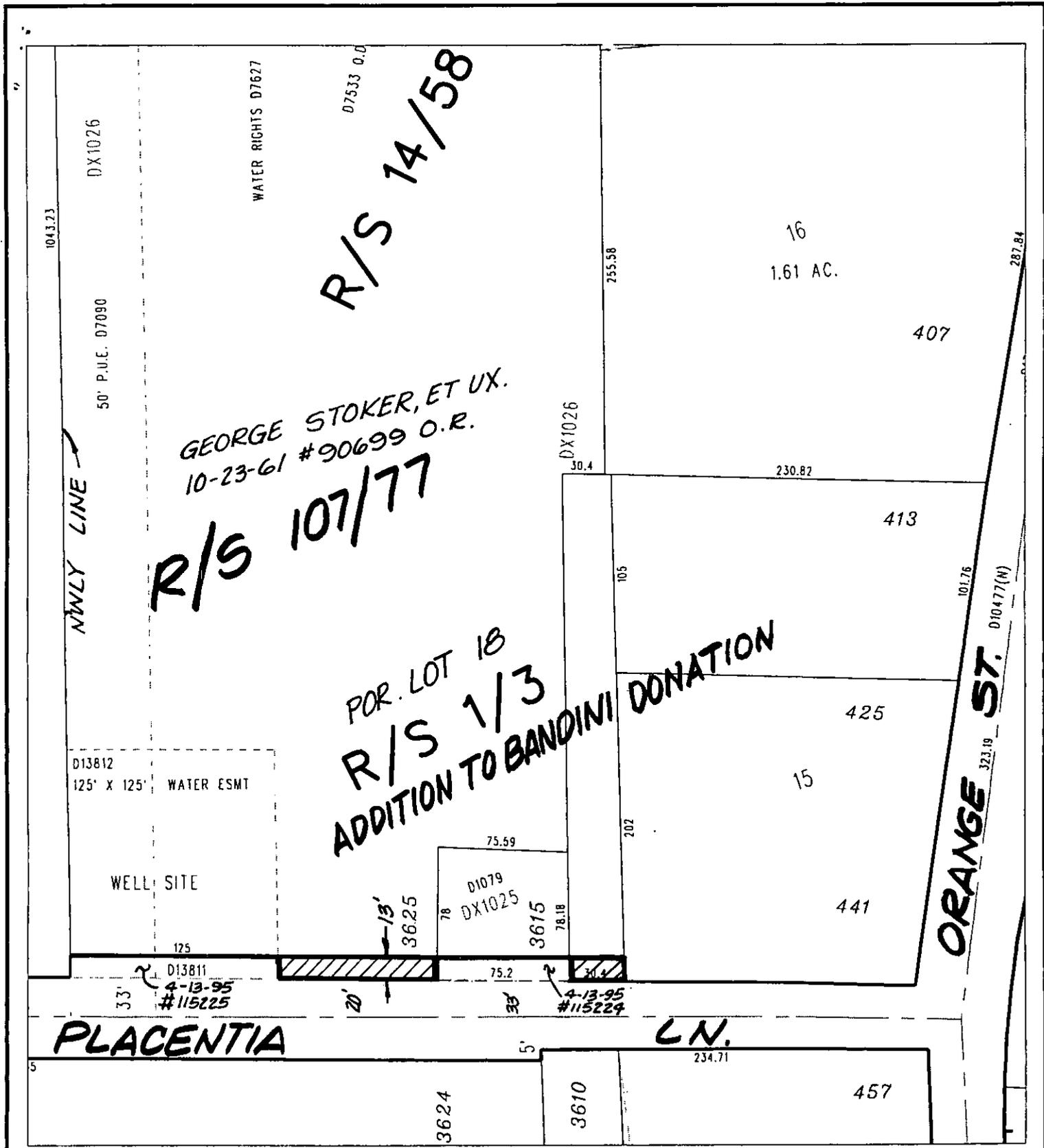
ALSO EXCEPTING THEREFROM that portion of said Lot 18 granted to the County of Riverside for road purposes by deed recorded December 15, 1915, in Book 433, Page 83 of Deeds, records of said Riverside County.

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

 3/14/01 Date Prep. Kop
Mark S. Brown, L.S. 5655
License Expires 9/30/03



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04/09/2001 08:00A
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R/S 14/58

R/S 107/77

POR. LOT 18
R/S 1/3
ADDITION TO BANDINI DONATION

GEORGE STOKER, ET UX.
10-23-61 #90699 O.R.

PLACENTIA

LN.

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

10-4

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



Scale: 1" = 80'

Drawn by: sken

Date: 02/07/01

Subject: MP-003-989

14687