

DOC # 2006-0327788

05/05/2006 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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)

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FOR RECORDER'S OFFICE USE ONLY

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Project: Ag Park – V.B. Extension  
APN: Por.'s 155-060-024, 150-280-002, &-019  
Address: N/A

**D -**

**GRANT DEED**

FRIENDS OF THE RIVERSIDE AIRPORT, L.L.C. a California Limited Liability Company, as Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) 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 4/14/06

FRIENDS OF THE RIVERSIDE AIRPORT,  
L.L.C. a California Limited Liability Company.

By: \_\_\_\_\_

By: [Signature]

Print Name: \_\_\_\_\_

Print Name: HENRY C. COX, II

Title: \_\_\_\_\_

Title: MANAGER

**GENERAL ACKNOWLEDGEMENT**

State of California

County of Riverside } ss

On April 14, 2006, before me Janis Lowry  
(date) (name)

a Notary Public in and for said State, personally appeared

Henry C. Cox II  
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.

**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:

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



WITNESS my hand and official seal.

Janis Lowry  
Signature



**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §21027)**

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. 21027 of said City Council adopted September 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 5/3/06

**CITY OF RIVERSIDE**

By: Amelia M. Vailin

Print Name: Amelia M. Vailin

**APPROVED AS TO FORM**  
*[Signature]*  
**SUPERVISING DEPUTY CITY ATTORNEY**



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A M  
**EXHIBIT "R"**  
**FRIENDS OF RIVERSIDE AIRPORT**  
**RIVERSIDE GATEWAY PARTNERS**

A PARCEL OF LAND BEING A PORTION OF SECTION 36 TOWNSHIP 2 SOUTH, RANGE 6 WEST, SBM AS SHOWN ON THE SUBDIVISION OF RANCHO LA SIERRA RECORDED IN BOOK 6, PAGE 70 OF MAPS, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF JURUPA AVENUE AND THE NORTHEASTERLY LINE OF PARCEL 1150-1D AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 60, PAGE 11-14, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE THE NEXT NINETEEN COURSES ALONG SAID NORTHEASTERLY LINE OF PARCEL 1150-1D: SOUTH 29°47'53"EAST, A DISTANCE OF 321.97 FEET;

THENCE SOUTH 11°54'43" EAST, A DISTANCE OF 267.78 FEET;

THENCE SOUTH 46°53'24" EAST, A DISTANCE OF 101.70 FEET;

THENCE NORTH 67°03'31" EAST, A DISTANCE OF 116.61 FEET;

THENCE SOUTH 00°18'18" EAST, A DISTANCE OF 135.93 FEET;

THENCE SOUTH 27°02'34" EAST, A DISTANCE OF 101.33 FEET;

THENCE SOUTH 27°47'45" EAST, A DISTANCE OF 161.20 FEET;

THENCE SOUTH 58°35'24" EAST, A DISTANCE OF 170.37 FEET;

THENCE SOUTH 11°19'38" EAST, A DISTANCE OF 487.64 FEET;

THENCE SOUTH 23°27'00" EAST, A DISTANCE OF 185.33 FEET;

THENCE SOUTH 51°54'24" EAST, A DISTANCE OF 111.94 FEET;

THENCE SOUTH 15°30'49" EAST, A DISTANCE OF 148.94 FEET;

THENCE SOUTH 01°00'15" WEST, A DISTANCE OF 135.11 FEET;

THENCE SOUTH 18°58'55" EAST, A DISTANCE OF 94.71 FEET;

THENCE NORTH 63°19'41" EAST, A DISTANCE OF 67.51 FEET;

THENCE SOUTH 20°01'47" EAST, A DISTANCE OF 343.16 FEET;

THENCE SOUTH 36°32'01" EAST, A DISTANCE OF 451.55 FEET;

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THENCE SOUTH 59°27'08" EAST, A DISTANCE OF 351.76 FEET;

THENCE SOUTH 80°43'08" WEST, A DISTANCE OF 341.95 FEET TO THE NORTHEASTERLY LINE OF TRACT 5002 RECORDED IN BOOK 84, PAGE 18-19 OF MAPS, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 40°34'53" WEST, ALONG SAID NORTHEASTERLY LINE OF SAID TRACT 5002 AND THE NORTHEASTERLY LINE OF TRACT 5002-1, RECORDED IN BOOK 81, PAGE 74-75 OF MAPS, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA, A DISTANCE OF 948.96 FEET;

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE OF TRACT 5002-1 AND THE NORTHEASTERLY LINE OF GREENACRES DOWNS UNIT NO. 3, RECORDED IN BOOK 32, PAGE 98 OF MAPS, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA, NORTH 61°43'40" WEST, A DISTANCE OF 553.66 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 16°25'00";

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 42.98 FEET;

THENCE SOUTH 10°30'51" WEST, A DISTANCE OF 89.78 FEET;

THENCE SOUTH 88°24'39" WEST, A DISTANCE OF 325.13 FEET TO THE EAST LINE OF GREENACRES DOWNS UNIT NO. 6, RECORDED IN BOOK 36, PAGE 77 OF MAPS, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 01°35'21" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,097.93 FEET TO THE NORTHEAST CORNER OF LOT 98 OF SAID GREENACRES DOWNS UNIT NO. 6;

THENCE SOUTH 88°24'39" WEST, ALONG THE NORTH LINE OF SAID LOT 98, A DISTANCE OF 120.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PALOS DRIVE AS SHOWN ON SAID MAP OF GREENACRES DOWNS UNIT NO. 6;

THENCE NORTH 01°35'21" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 38.55 FEET;

THENCE SOUTH 88°24'39" WEST, ALONG THE EASTERLY PROLONGATION OF LOT 97 OF SAID GREENACRES DOWNS UNIT NO. 6 AND THE NORTH LINE OF SAID LOT 97, A DISTANCE OF 180.00 FEET TO THE EASTERLY BOUNDARY OF TRACT NO. 5104-4, RECORDED IN BOOK 84, PAGE 59-60, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA;

THENCE THE NEXT FIVE COURSES ALONG SAID EASTERLY AND THE NORTHERLY BOUNDARY OF SAID TRACT NO. 5104-4: NORTH 01°33'10" WEST, A DISTANCE OF 276.39 FEET;

THENCE SOUTH 68°34'11" WEST, A DISTANCE OF 129.85 FEET;



THENCE SOUTH 89°23'24" WEST, A DISTANCE OF 65.96 FEET;

THENCE SOUTH 01°28'43" EAST, A DISTANCE OF 89.86 FEET;

THENCE SOUTH 88°31'17" WEST, A DISTANCE OF 119.93 FEET;

THENCE NORTH 26°37'22" WEST, ALONG THE EASTERLY LINE OF LOT 39 IN SAID TRACT NO. 5104-4 AND THE EASTERLY LINE OF TRACT 8960-1, RECORDED IN BOOK 155, PAGE 90-93 INCLUSIVE, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA, A DISTANCE OF 175.49 FEET;

THENCE NORTH 44°54'35" WEST, A DISTANCE OF 400.17 FEET;

THENCE NORTH 44°57'26" EAST, A DISTANCE OF 545.82 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF JURUPA AVENUE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1945.00 FEET, A CENTRAL ANGLE OF 02°19'43" AND HAVING AT SAID POINT A RADIAL LINE WHICH BEARS NORTH 00°28'15" EAST;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF JURUPA AVENUE, A DISTANCE OF 79.05 FEET

THENCE SOUTH 89°31'45" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 425.73 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2055.00 FEET AND A CENTRAL ANGLE OF 05°14'47";

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 188.17 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH THE FOLLOWING PARCEL OF LAND:

**COMMENCING** AT THE MOST NORTHERLY CORNER OF LOT 10, TRACT 21138-1, RECORDED IN BOOK 175, PAGE 34-35, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA,

THENCE NORTH 00°30'26" EAST, TO THE MOST EASTERLY CORNER OF LOT 11 OF SAID TRACT 21138-1, A DISTANCE OF 3.63 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°36'16" WEST, ALONG THE NORTH LINE OF SAID LOT 11 AND THE NORTH LINE OF LOTS 1 AND 2 OF TRACT 21138, RECORDED IN BOOK 175, PAGE 36-37, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA, A DISTANCE OF 292.17 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BRADFORD STREET AS SHOWN ON SAID MAP OF TRACT 21138;

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THENCE NORTH 49°14'08" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 49.37 FEET TO THE MOST SOUTHERLY CORNER OF LOT 3 OF SAID TRACT 21138;

THENCE NORTH 00°17'45" WEST, ALONG THE EAST LINE OF SAID LOT 3 AND LOT 4 OF SAID TRACT 21138 AND THEIR NORTHERLY PROLONGATION, A DISTANCE OF 236.55 FEET;

THENCE SOUTH 83°05'25" EAST, A DISTANCE OF 367.21 FEET;

THENCE SOUTH 75°12'25" EAST, A DISTANCE OF 185.21 FEET;

THENCE SOUTH 22°07'53" EAST, A DISTANCE OF 195.96 FEET;

THENCE SOUTH 49°32'27" EAST, A DISTANCE OF 201.14 FEET;

THENCE NORTH 79°37'20" EAST, A DISTANCE OF 258.94 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VAN EUREN AVENUE;

THENCE SOUTH 49°42'05" EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 64.64 FEET;

THENCE SOUTH 79°37'20" WEST, A DISTANCE OF 236.06 FEET;

THENCE SOUTH 03°15'41" EAST, A DISTANCE OF 187.13 FEET;

THENCE SOUTH 12°27'51" EAST, A DISTANCE OF 51.78 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF JURUPA AVENUE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1921.00 FEET, A CENTRAL ANGLE OF 02°06'50" AND HAVING AT SAID POINT A RADIAL LINE WHICH BEARS SOUTH 01°38'35" EAST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 70.87 FEET;

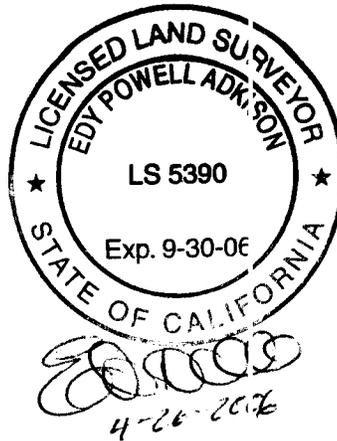
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89°31'45" WEST, A DISTANCE OF 425.73 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2079.00 FEET AND A CENTRAL ANGLE OF 01°06'40";

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 40.32 FEET TO THE EAST LINE OF SAID TRACT 21138-1;



THENCE NORTH 00°30'26"EAST, ALONG SAID EAST LINE, A DISTANCE OF 405.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 60.672 ACRES OF LAND, MORE OR LESS.



DESCRIPTION APPROVAL:

*[Handwritten Signature]*

MARK S. BROWN  
CITY SURVEYOR

*4/26/06*  
DATE



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