

When recorded mail to:

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

DOC # 2007-0669239

10/31/2007 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CCI								CTY	UNI 034

Project: Magnolia Avenue Grade Separation

APN: 225-042-023

Address: 6249 Magnolia Avenue

TRA-009-128

DTTØ

D - 16915

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GRANT DEED

ARTHUR FRANK CROWLEY AND JOANNE V. CROWLEY, TRUSTEE OF THE TRUST OF ARTHUR FRANK CROWLEY AND JOANNE V. CROWLEY, EXECUTED MAY 16, 1989, Grantor(s), 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 8-9-07

Arthur Frank Crowley  
ARTHUR FRANK CROWLEY

Joanne V. Crowley  
JOANNE V. CROWLEY

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside

SS

On August 9, 2007, before me Michael Carney  
(date) (name)

a Notary Public in and for said State, personally appeared

Arthur Frank Crowley and Joanne V. Crowley  
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.

#1612178

exp - 10-9-09

[Signature]  
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 §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 9/12/07

CITY OF RIVERSIDE

By: Amelia M. Vaitin

Print Name: Amelia M. Vaitin

APPROVED AS TO FORM  
[Signature]  
SUPERVISOR'S DEPUTY CITY ATTORNEY

**EXHIBIT A**

APN: 225-042-023  
FEE TITLE INTEREST

THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 38, 40 AND 42 AND THE SOUTHERLY 33 FEET OF LOT 36 OF NOGALES TACT, AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 7 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE SOUTHERLY 20 FEET THEREOF, GRANTED TO THE CITY OF RIVERSIDE FOR ALLEY OR ROAD PURPOSES BY DEED RECORDED MARCH 13, 1924 IN BOOK 602 PAGE 364 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF FRACTIONAL EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (GOVERNMENT LOT 3) OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, DISTANT 75.4 FEET NORTH OF THE SOUTHWEST CORNER OF SAID FRACTIONAL EAST HALF OF SAID GOVERNMENT LOT 3, SAID POINT OF BEGINNING BEING LOCATED 20 FEET NORTH OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF LOS ANGELES AND SALT LAKE RAILROAD;

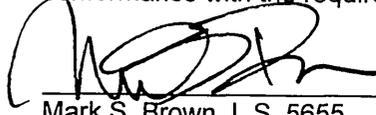
THENCE NORTH 89° 11' EAST PARALLEL WITH THE DISTANT 20 FEET NORTH FROM THE NORTHERLY LINE OF SAID RAILROAD RIGHT OF WAY, TO A POINT ON THE NORTHWESTERLY LINE OF MAGNOLIA AVENUE, AS DESCRIBED IN DEED RECORDED MAY 9, 1910 IN BOOK 299 PAGE 346 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 27° 36' EAST, ALONG THE NORTHWESTERLY LINE OF MAGNOLIA AVENUE, TO A POINT ON SAID NORTHWESTERLY LINE DISTANT 133.50 FEET NORTHEASTERLY FROM ITS INTERSECTION WITH THE NORTHERLY LINE OF SAID RAILROAD RIGHT OF WAY;

THENCE IN A NORTHWESTERLY DIRECTION AND AT A RIGHT ANGLE TO SAID NORTHWESTERLY LINE OF MAGNOLIA AVENUE TO A POINT ON THE WEST LINE OF FRACTIONAL EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTH ALONG THE WEST LINE OF SAID FRACTIONAL EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TO THE POINT OF BEGINNING.

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



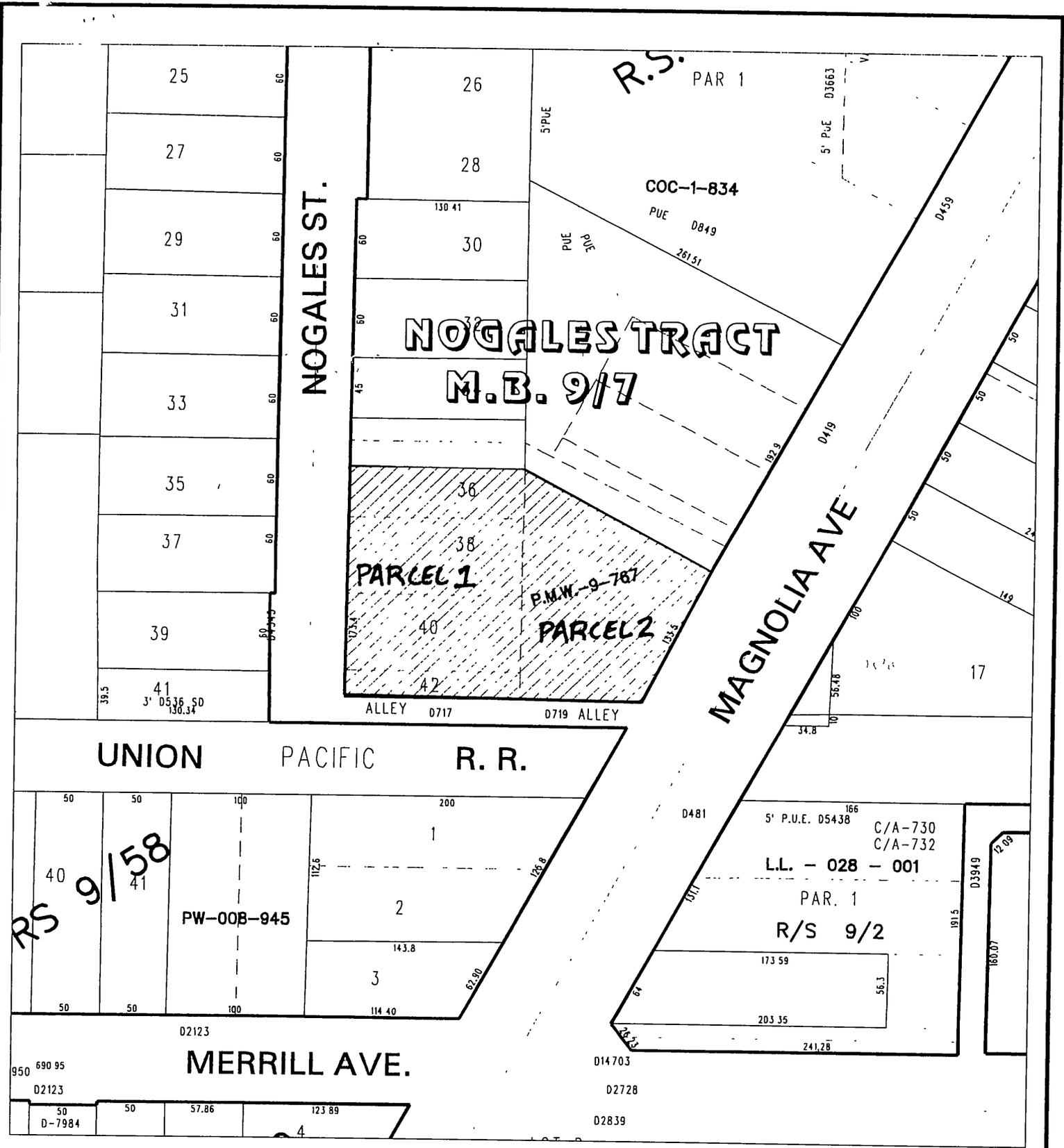
Mark S. Brown, L.S. 5655  
License Expires 9/30/07

4/11/07

Date

Prep. \_\_\_\_\_





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

38-8  
53-2

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" = 100'

Drawn by: dbuenc

Date: 04/06/07

Subject: APN225-042-023

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