

UNITED TITLE COMPANY

When recorded mail to:

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

DOC # 2008-0156348

03/28/2008 08:00A Fee:NC

Page 1 of 6

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)

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Project: Magnolia Avenue Grade Separation
APN: 225-052-005 *Trk 009-128*
Addresses: 6174 and 6180 Magnolia Avenue

~~D - NO CONSIDERATION~~

T
025

16199

GRANT DEED

FREDDY BLANCO, a married man as his sole and separate property, Grantor, 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 02-13-08

Freddy Blanco

5070 4877-6

GENERAL ACKNOWLEDGEMENT

State of California }
County of San Bernardino } ss

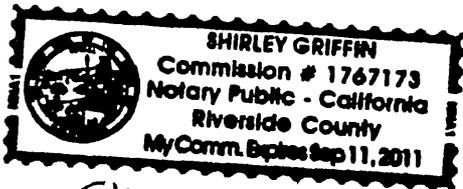
On 2-13-08, before me Shirley GRIFFIN
(date) (name)

a Notary Public in and for said State, personally appeared

Freddy Blanco
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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Shirley Griffin
1767173
Exp. 9-11-11

WITNESS my hand and official seal.

[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 6, 2006 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 2/21/08

CITY OF RIVERSIDE

By: Amelia M. Vautin

Print Name: Amelia M. Vautin

APPROVED AS TO FORM
[Signature]
CITY CLERK CITY OF RIVERSIDE

SPOUSAL RELEASE
FEE

I am the spouse of Freddy Blanco, and I hereby remise, release and forever quitclaim to the City of Riverside, a municipal corporation of the State of California, any rights, title or interest in the above described property, attached as Exhibit "A," I may have, including any and all community property interest therein.

Georgina Blanco
(signature)

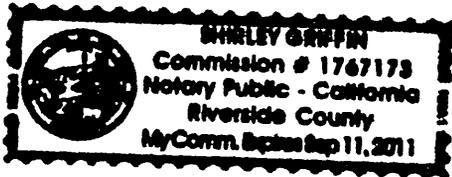
Georgina Blanco
(print name)

GENERAL ACKNOWLEDGEMENT

State of California
County of San Bernardino } ss
On 2-13-08, before me Shirley Griffin
(date) (name)

a Notary Public in and for said State, personally appeared
Georgina Blanco
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.



Shirley Griffin
CO mm. # 1767173
exp. 9-11-11

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Shirley Griffin
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:

EXHIBIT A

MAGNOLIA AVENUE GRADE SEPARATION
FEE SIMPLE INTEREST
APN: 225-052-005

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

PARCEL 1:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, LYING EASTERLY OF THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, SOUTH 27 DEGREES 30' WEST 585.85 FEET FROM THE INTERSECTION OF SAID SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 34;

THENCE CONTINUING SOUTH 27 DEGREES 30' WEST, ALONG SAID SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 50 FEET;

THENCE SOUTH 62 DEGREES 30' EAST, 332.67 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 07' WEST ALONG SAID EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 56.55 FEET;

THENCE NORTH 62 DEGREES 30' WEST, 306.51 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE, FOR PUBLIC STREET AND ALLEY PURPOSES, BY DEED RECORDED NOVEMBER 10, 1949 IN BOOK 1122 PAGE 481 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SAID PROPERTY IS ALSO SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 6, PAGE 78 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

AN EASEMENT FOR DRIVEWAY PURPOSES CREATED BY GRANTS OF EASEMENTS ESTABLISHING A COMMON DRIVEWAY RECORDED OCTOBER 26, 1989 AS INSTRUMENT NO. 372875 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 11 OF ASSESSOR'S MAP NO. 4 AS SHOWN BY ASSESSOR'S MAP BOOK 1, PAGE 4 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE, 100.00 FEET IN WIDTH;

THENCE NORTH 27 DEGREES 30' EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 62 DEGREES 30' EAST, A DISTANCE OF 301.28 FEET, MORE OR LESS;

THENCE SOUTH 00 DEGREES 07' EAST, A DISTANCE OF 11.29 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 11;

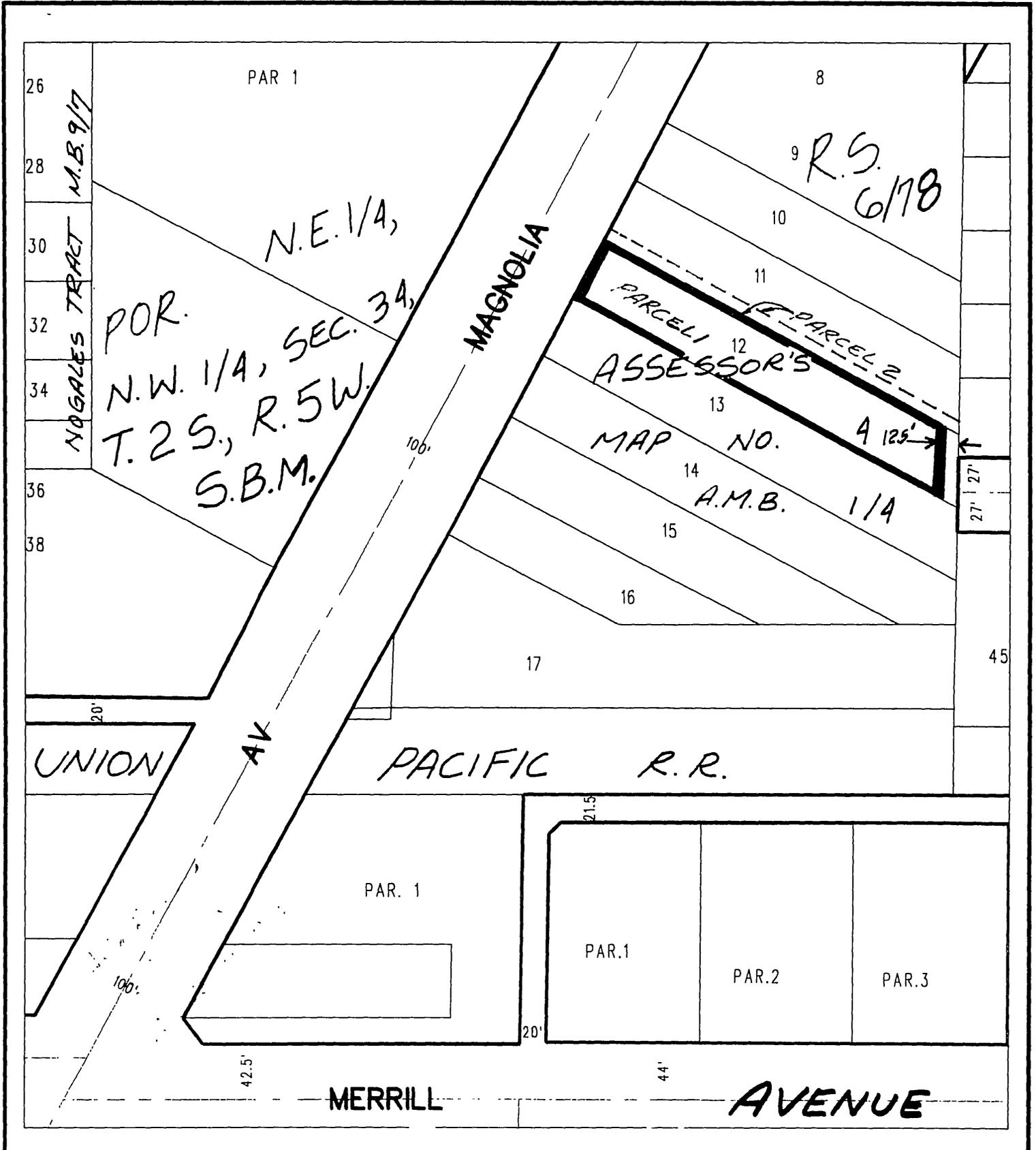
THENCE NORTH 62 DEGREES 30' WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 306.51 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 15,306 SQUARE FEET, MORE OR LESS.

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

 7/3/07 Date Prep. E.V.
Mark S. Brown, L.S. 5655
License Expires 9/30/07





◆ CITY OF RIVERSIDE, CALIFORNIA ◆ 38-8

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: ev

Date: 07/02/07

Subject: Magnolia Avenue

16199