

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)

DOC # 2009-0301045
06/12/2009 08:00A Fee:NC
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W Ward
Assessor, County Clerk & Recorder

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TRA 009-128

Project: Magnolia Avenue Grade Separation
APN: 225-121-001 and 225-121-002
Address: 6491 Magnolia Avenue, Riverside, CA

D - 16377

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033

GRANT DEED

VIDISCH REALTY CORPORATION, a California corporation

Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation 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.

VIDISCH REALTY CORPORATION, a California corporation

Dated: 3-25-09

By: [Signature]
Jon Greenfield, President

ACKNOWLEDGEMENT

State of California
County of Los Angeles } ss

On Mar 25, 2009, before me Arlene R. Slater, Notary Public
personally appeared Jan Greenfield
who 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

WITNESS my hand and official seal.

Arlene R. Slater
Notary Signature

Arlene R Slater
ARLENE R. SLATER
Commission # 1826505
Notary Public - California
Los Angeles County
My Comm. Expires Dec 12, 2012
#1826505
EPIDEC 12/12/2012
Los Angeles
County

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

Dated: 6/11/09

CITY OF RIVERSIDE

By: Amelia M. Valenti
Real Property Manager

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

A.P.N. 225-121-001 & 002

Fee Simple Interest

PARCEL A

A strip of land 8.00 feet in width, lying within that portion of the West Half of the Southeast Quarter of the Northeast Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, and lying within that portion of Parcels 10 and 27 of Assessor's Map No. 5, as shown by map on file in Book 2, Page 10 of Assessor's Maps, records of Riverside County, California, the northerly line of said strip of land being described as follows:

COMMENCING at a point on the centerline of Central Avenue 25 feet east of the intersection of the centerline of Brockton Avenue with the centerline of Central Avenue; said point commonly known as the southwest corner of the West Half of the Southeast Quarter of the Northwest Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian;

THENCE North $0^{\circ}08'18''$ West, along the west line of said West Half of the Southeast Quarter of the Northwest Quarter of Section 34, a distance of 722 feet;

THENCE at right angles to the right and parallel to the centerline of Central Avenue, a distance of 10 feet to the southeast corner of Parcel No. 2 of those certain parcels of land described in Grant Deed to the City of Riverside by document recorded January 4, 1929, in Book 722, Page 318, et seq., of Deeds, records of Riverside County, California, and the POINT OF BEGINNING of this line description; this point is hereinafter referred to as POINT "A";

THENCE North $89^{\circ}16'00''$ East, along the southerly line of said Parcel No. 2, a distance of 384.48 feet to a point of intersection with the northwesterly line of Magnolia Avenue, also being the easterly line of said Parcel No. 2, and the END of this line description; this point is hereinafter referred to as POINT "B".

The sidelines of said strip of land 8.00 feet in width, shall be lengthened or shortened to terminate in the westerly and easterly lines of said Parcel No. 2.

PARCEL B

That portion of the West Half of the Southeast Quarter of the Northeast Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, and that portion of Parcel 27 of Assessor's Map No. 5, as shown by map on file in Book 2, Page 10 of Assessor's Maps, records of Riverside County, California, described as follows:

COMMENCING at POINT "A" hereinabove described;

THENCE South $0^{\circ}08'18''$ East, along the easterly line of Brockton Avenue, as shown by Record of Survey on file in Book 79, Pages 95 and 96 of Record of Surveys, records of Riverside County, California, a distance of 8.00 feet to the POINT OF BEGINNING of the parcel of land being described; said point also being the southwest corner of PARCEL A hereinabove described;

THENCE along the southerly line of said PARCEL A, North 89°16'00" East, a distance of 16.83 feet;

THENCE South 44°15'34" West, a distance of 24.06 feet to said easterly line of Brockton Avenue;

THENCE North 0°08'18" West, along said easterly line, a distance of 17.01 feet to the POINT OF BEGINNING.

PARCEL C

That portion of the West Half of the Southeast Quarter of the Northeast Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, and that portion of Parcel 27 of Assessor's Map No. 5, as shown by map on file in Book 2, Page 10 of Assessor's Maps, records of Riverside County, California, described as follows:

COMMENCING at POINT "B" hereinabove described;

THENCE South 27°35'30" West, along the northwesterly line of Magnolia Avenue, as shown by Record of Survey on file in Book 79, Pages 95 and 96 of Record of Surveys, records of Riverside County, California, a distance of 9.09 feet to the POINT OF BEGINNING of the parcel of land being described; said point also being the southeast corner of PARCEL A hereinabove described;

THENCE along the southerly line of said PARCEL A, South 89°16'00" West, a distance of 17.26 feet;

THENCE South 32°10'07" East, a distance of 17.58 feet to said northwesterly line of Magnolia Avenue;

THENCE North 27°35'30" East, along said northwesterly line, a distance of 17.04 feet to the POINT OF BEGINNING.

Combined Areas - 3332 square feet.

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 9/30/09
10/12/08 Date
Prep. 



#16
160377

