

Recorded at request of and return to:

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



FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (GOV. CODE 6103)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	WCHG	EXAM
NCHG CC						T:	CTY	UNI	522

APNs: 187-210-007, 187-210-008, 187-220-028

GRANT DEED

D-16747



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT, a special district, Grantor, does hereby GRANT to the CITY OF RIVERSIDE, a California charter city and municipal corporation, Grantee, subject to the Conditions and Restrictions described below and any exceptions or easements of record, the real property ("Property") in the County of Riverside, State of California, described as:

See Exhibit "A" attached hereto and made a part hereof

This conveyance imposes certain conditions and restrictions, herein provided, on Grantee for the use and disposition of the Property. Grantee covenants and agrees for itself and its successors or assigns that this conveyance of the fee simple interest in the Property described herein shall be subject to the conditions and restrictions that Grantee shall continue to use the land for park and/or open-space purposes and not to convey the property without the consent of the majority of the voters in the City of Riverside pursuant to an election pursuant to Public Resources Code Section 5540.6 and in accordance with the Public Park Preservation Act of 1971.

In the event that Grantee does not use the Property for park purposes, Grantee shall pay or transfer to Grantor sufficient compensation or land as required by the provisions of the Public Park Preservation Act of 1971 (commencing at California Public Resources Code Section 5400 et seq) to enable Grantor to replace the park land and the facilities thereon.

Dated as of July 13, 2011

GRANTOR:
RIVERSIDE COUNTY REGIONAL PARK
& OPEN-SPACE DISTRICT, a special district

By: John J. Benoit
John J. Benoit, Chairman
Board of Directors

ATTEST:
KEVIN HARPER-HEM, Clerk
By: Synthia M. Gunzel
DEPUTY

GRANTEE:
CITY OF RIVERSIDE, a California charter city and
municipal corporation

By: Bethesda J. Graham

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 6-2-11 DATE
SYNTHIA M. GUNZEL

Attest: [Signature]
City Clerk

01.11.11 13.3

16747

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 California charter city and 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, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: 6-13-11

CITY OF RIVERSIDE

By: Wendy Holland
Wendy Holland
Interim Real Property Services Manager

APPROVED AS TO FORM:

[Signature]
Deputy City Attorney



EXHIBIT "A"

That portion of Lot 2 of Evans Rio Rancho as shown by map on file in Book 10, at Pages 52 through 54 inclusive, records of Riverside County, California, described as follows:

Beginning at the most westerly corner of said Lot 2;
Thence S. 78°15'00" E., along the northeasterly line of said Lot 2, 1,250.00 feet;
Thence S. 63°15'00" E., 750.00 feet;
Thence S. 28°34'30" E., 800.54 feet;
Thence S. 45°08'07" W., 145.98 feet to the northwesterly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded on July 8, 1960, as Instrument No. 60520;
Thence S. 04°13'45" W. along the westerly line of said parcel conveyed to the City of Riverside, 456.35 feet, to the northerly line of Jurupa Avenue, 88.00 feet wide;
Thence N. 85°46'15" W. along said northerly line of Jurupa Avenue, 319.08 feet, to the southwesterly line of said Lot 2;
Thence N. 44°51'53" W. along said southwesterly line of Lot 2, 2,581.53 feet to the POINT OF BEGINNING.

Containing 37.774 acres more or less.

DESCRIPTION APPROVAL

MARK S. BROWN
CITY SURVEYOR
6/3/2011
DATE

A.P.N. 187-210-007, 187-210-008



2011-0564415
12/21/2011 11:53A
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EXHIBIT A

A.P.N. 187-220-028
Fee Simple

That portion of Lot 2 of Evans Rio Rancho, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Book 10, Pages 52 through 54, inclusive, of Maps, in the Office of the County Recorder of said County, more particularly described as follows:

BEGINNING at the southwest corner of Rio Rancho, as shown by map filed in Book 32, Page 71, of Maps, in said Office of the County Recorder, said point lying on the northerly line of Jurupa Avenue as shown on said Evans Rio Rancho;

Thence North 85°47' West along said northerly line of Jurupa Avenue, a distance of 232.27 feet;

Thence North 04°13' East, a distance of 467.35 feet to the southwesterly line of that certain easement, described as Parcel No. 3, as conveyed by Santa Ana River Development Company to the City of Riverside by deed recorded December 6, 1957, in Book 2188, Page 499, of Official Records of said County;

Thence South 35°08'21" East along said southwesterly line, a distance of 99.08 feet;

Thence South 62°53'49" East, continuing along said southwesterly line, a distance of 199.29 feet;

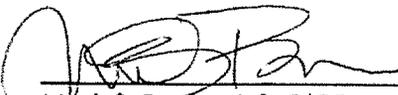
Thence North 86°28'37" East, continuing along said southwesterly line, a distance of 86.02 feet to the northwesterly corner of said Rio Rancho;

Thence South 21°14' West, along the westerly line of said Rio Rancho, a distance of 339.70 feet to the **POINT OF BEGINNING**;

EXCEPTING THEREFROM the southerly 11.00 feet.

Containing 10,060 S.F., more or less.

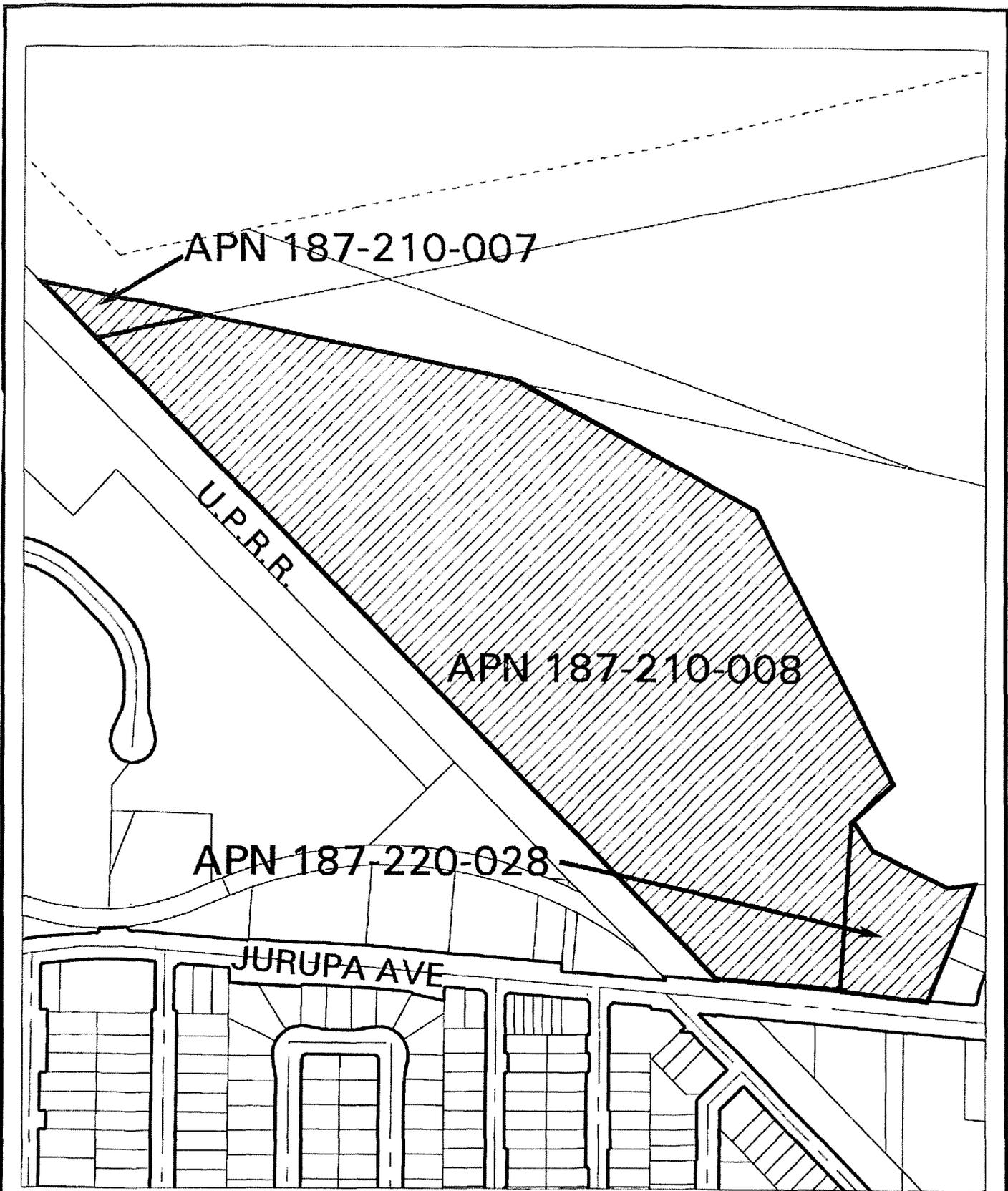
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 12/21/2011 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/09



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◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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: bmark

Date: 06/06/11

Subject: Martha McLean

16797

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

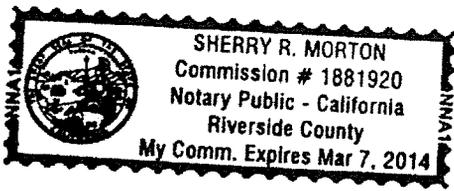
CIVIL CODE § 1189

State of California

County of Riverside

On July 14, 2011 before me, Sherry R. Morton, Notary Public

personally appeared Belinda J. Graham and Colleen J. Nicol



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.

Signature: Sherry R. Morton

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:

Corporate Officer - Title(s): Corporate Officer - Title(s):

Individual Individual

Partner - Limited General Partner - Limited General

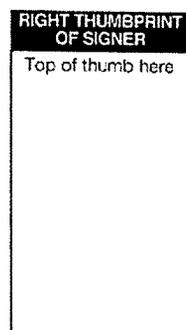
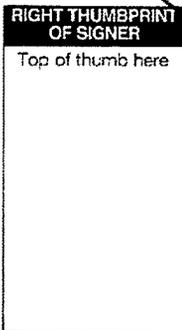
Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: Other:

Signer Is Representing: Signer Is Representing:



10747