

REQUESTED BY AND  
WHEN RECORDED MAIL TO:

CITY CLERK  
CITY HALL  
300 North "D" Street  
San Bernardino, California 92418

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

DX-1138

The City of Riverside, a municipal corporation of the State of California

(Grantor - Grantors)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Do <sup>es</sup> Hereby Grant to the CITY OF SAN BERNARDINO, a Municipal Corporation,

the real property in the City of San Bernardino, County of San Bernardino, State of California, described as follows:

PARCEL 1:

That portion of Lot 9, Block 72, Rancho San Bernardino, as per plat thereof recorded in Book 7 of Maps, Page 2, in the Office of the County Recorder of said County, described as follows:

\* \* \* SEE REVERSE OF THIS PAGE \* \* \*

CITY OF RIVERSIDE, a municipal corporation  
of the State of California

Dated: February 4, 1997

John E. Holmes  
By: JOHN E. HOLMES, City Manager

Colleen J. Nicol  
By: COLLEEN J. NICOL, City Clerk

This is to certify that the interest in real property conveyed by the within instrument to the City of San Bernardino, California, a municipal corporation, is hereby accepted by order of the City Council, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated .....  
CITY OF SAN BERNARDINO

By .....  
City Clerk

ACKNOWLEDGEMENT OF GRANTOR:

STATE OF CALIFORNIA \_\_\_\_\_ SS.

COUNTY OF Riverside

On 2/7/97 before me, Eva A. Correa, Notary Public, personally appeared John E. Holmes

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.

Signature Eva A. Correa

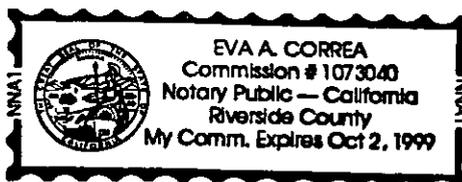
Location ACQUISITION MAP NO. 28 and 38

ORANGE SHOW ROAD

File No. 15.02-1259

adb  
A.P.N.: 281-011-48/281-021-2

FOR NOTARY SEAL OR STAMP



DX 1138

PROPERTY DESCRIPTION (CONTINUED)

PARCEL 1 CONTINUED:

Beginning at the Northeast corner of said Lot 9; thence South 00° 06' 09" West, a distance of 4.75 feet, to a point lying 46.00 feet South of the centerline of Pioneer Street, as measured at right angles to said centerline; thence North 89° 34' 54" West, a distance of 986.0 feet to a point on the East line of the West 295.14 feet of said Lot 9; thence North 00° 06' 09" East, a distance of 4.75 feet to the South line of said Pioneer Street; thence South 89° 35' 54" East, a distance of 986.0 feet, to the Northeast corner of said Lot 9 and the Point of Beginning.

Area: 4,683 square feet

PARCEL 2:

That portion of Lot 10, Block 72, Rancho San Bernardino, as per plat thereof recorded in Book 7 of Maps, Page 2, in the Office of the County Recorder of said County, also being a portion of that certain parcel of land conveyed to the City of Riverside, a municipal corporation, by a Deed recorded July 11, 1931, in Book 728, Page 21 of Official Records, described as follows:

Commencing at the centerline intersection of Pioneer Street and Emmet Way: thence North 89° 35' 54" West, a distance of 708.49 feet along the centerline of said Pioneer Street; thence South 00° 24' 06" West, a distance of 46.00 feet to the True Point of Beginning; thence South 45° 22' 32" West, a distance of 34.95 feet; thence South 00° 24' 06" West, a distance of 11.27 feet; thence North 89° 35' 54" West, a distance of 60.00 feet; thence North 00° 24' 06" East, a distance of 11.28 feet; thence North 44° 35' 55" West, a distance of 34.95 feet, to a point lying 46.00 feet South of the centerline of said Pioneer Street, as measured at right angles to said centerline; thence North 89° 35' 54" West, a distance of 266.9 feet, to a point on the West line of that parcel of land described by said Deed; thence North 00° 06' 09" East, a distance of 4.75 feet, to the Northwest corner of said parcel of land, also being on the Southerly line of said Pioneer Street, being 41.25 feet wide on the South side of the centerline of Pioneer Street; thence South 89° 35' 54" East, a distance of 698.6 feet, to the Northeast corner of said parcel of land; thence South 00° 02' 36" West, a distance of 4.75 feet, to a point lying 46.00 feet South of the centerline of Pioneer Street, as measured at right angles to said centerline; thence North 89° 35' 54" West, a distance of 322.2 feet, to the True Point of Beginning.

Area: 6,092 square feet



DESCRIPTION APPROVAL: L24907  
*Amos B...*  
SURVEYOR, CITY OF RIVERSIDE

ACQUISITION MAP NO. 28 & 38  
ORANGE SHOW ROAD  
15.02-1259  
adb  
A.P.N.: 281-011-48 & 281-021-23

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

No. 5907

State of California  
County of Riverside

On February 10, 1997 before me, Eva A. Correa, Notary Public  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Colleen J. Nicol  
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.

Eva A. Correa  
SIGNATURE OF NOTARY

**OPTIONAL**

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

**CAPACITY CLAIMED BY SIGNER**

- INDIVIDUAL
- CORPORATE OFFICER
- \_\_\_\_\_ TITLE(S)
- PARTNER(S)       LIMITED
- ATTORNEY-IN-FACT       GENERAL
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: City Clerk

**DESCRIPTION OF ATTACHED DOCUMENT**

Grant Deed  
TITLE OR TYPE OF DOCUMENT

4  
NUMBER OF PAGES

February 4, 1997  
DATE OF DOCUMENT

John E. Holmes  
SIGNER(S) OTHER THAN NAMED ABOVE

**SIGNER IS REPRESENTING:**  
NAME OF PERSON(S) OR ENTITY(IES)  
City of Riverside

# EXHIBIT "B"

Northeast corner  
of the West 295.14  
feet of Lot 9

TRUE POINT OF  
BEGINNING

Northeast corner  
of Lot 9

PIONEER STREET

386'

S89° 35' 54" E

986.0'

N89° 35' 54" W

986.0'

PARCEL NO. 1

14 foot wide easement in favor of  
Southern California Edison Company  
per Easement Deed recorded December  
12, 1991 as Inst. No. 91-469017 O.R.

A.P.N. 281-011-48

PORTION LOT 9

RANCHO SAN BERNARDINO

M.B. 7 / 2

BLOCK 72

FEE OWNERSHIP:  
City of Riverside,  
a Municipal Corporation  
GRANT DEED PER:  
Book 728 Page 21 O.R.  
Recorded July 11, 1931



INDICATES AREA OF "PERMIT  
TO ENTER AND CONSTRUCT"

SCALE: 1" = 200'

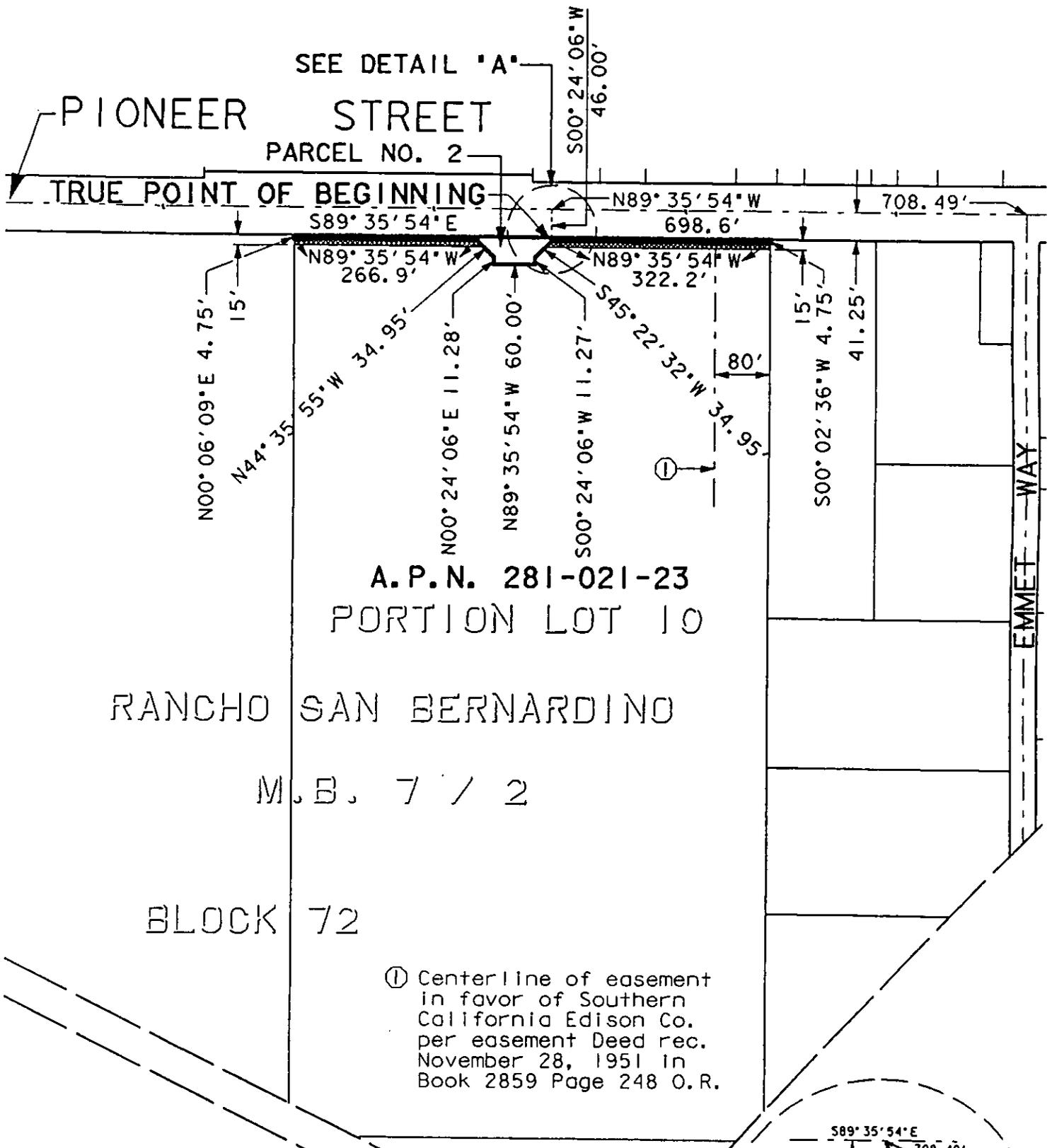
PREPARED BY:  
**DMJM**

Planning  
Architecture  
Engineering  
Program/Construction  
Management

Daniel, Mann, Johnson & Mendenhall  
275 West Hospitality Lane, Suite 314  
San Bernardino, California 92408  
(909) 889-3466

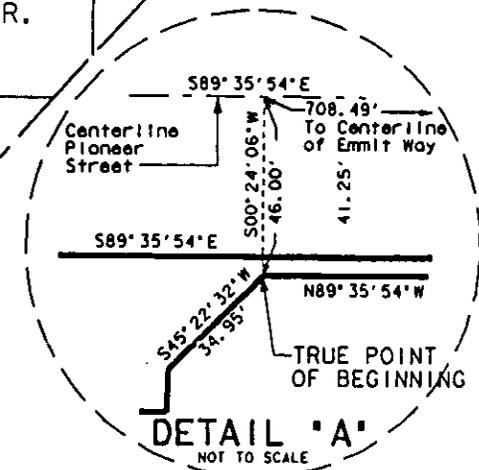
DX 1138-4

# EXHIBIT "C"



FEE OWNERSHIP:  
City of Riverside  
a Municipal Corporation

GRANT DEED PER:  
Book 728 Page 21 O.R.  
Recorded July 11, 1931



INDICATES AREA OF 'PERMIT TO ENTER AND CONSTRUCT'

SCALE: 1" = 200'

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PLOT TIME: 11-APR-1994 13:36 p.m. \2153\33max38.dgn

DX1138