

291854

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)

RECEIVED FOR RECC
AT 8:30 O'CLOCK A.M.
At Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

AUG 28 1989

Recorded in Official Records
of Riverside County, California

William E. Stoney
RECORDER
Fee \$

FOR RECORDER'S OFFICE USE ONLY

Project: Sycamore Canyon Business Park Assessment District No. 1

12515

GRANT DEED

PEPSI-COLA BOTTLING COMPANY OF LOS ANGELES, INC., Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

"SEE EXHIBIT "A" ATTACHED HERETO"

Dated 8/7/89

PEPSI-COLA BOTTLING COMPANY OF
LOS ANGELES, INC.

By *Joyce E. Montle*
Title Vice President

By _____
Title _____

DMK

AIV 183595-1-20

CONSENT TO RECORDATION

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. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 9.21. 10, 1989

Title Real Property Services Manager

0005u/m - 0665u/a

EXHIBIT "A"
ACQUISITION PARCEL 4-5-1

That portion of Parcel 1 of Parcel Map on file in Book 18 of Parcel Maps, at Page 70 thereof, Records of Riverside County, California, lying within the Northeast Quarter of Section 9, Township 3 South, Range 4 West, San Bernardino Meridian, more particularly described as follows:

Commencing at the northeast corner of said Section 9;

Thence South $89^{\circ} 36' 20''$ West along the north line of said Section 9, a distance of 1480.08 feet to the northwest corner of said Parcel 1;

Thence South $00^{\circ} 12' 02''$ East along the west line of said Parcel 1, a distance of 44.00 feet to the TRUE POINT OF BEGINNING, said point being in a line, parallel with and distant 44.00 feet southerly, measured at a right angle, from the north line of said Section 9, said point also being in the south line of that Offer of Dedication to the City of Riverside, recorded January 10, 1975 as Instrument No. 3442 of Official Records of Riverside County, California;

Thence North $89^{\circ} 36' 20''$ East along said parallel line, and along said south line, a distance of 576.31 feet to a point in the northwest line of that certain parcel of land conveyed to The Metropolitan Water District of Southern California by deed recorded January 2, 1975 as Instrument No. 105 of Official Records of Riverside County, California;

Thence South $51^{\circ} 01' 18''$ West along said northwest line, a distance of 33.67 feet to a point in a line, parallel with and distant 65.00 feet southerly, measured at a right angle, from the north line of said Section 9;

Thence South $89^{\circ} 36' 20''$ West along said last mentioned parallel line, a distance of 475.30 feet;

Thence South $44^{\circ} 17' 20''$ West, a distance of 98.12 feet to a point in a line, parallel with and distant 6.00 feet easterly, measured at a right angle, from the west line of said Parcel 1;

Thence South $00^{\circ} 12' 02''$ East along said parallel line, a distance of 365.48 feet to a point in said northwest line of that certain parcel of land conveyed to The Metropolitan Water District of Southern California as aforesaid;

Thence South $51^{\circ} 01' 18''$ West along said northwest line, a distance of 7.70 feet to a point in the west line of said Parcel 1;

Thence North 00° 12' 02" West along said west line, a distance of 461.05 feet to said true point of beginning.

Contains 0.3869 acres more or less.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

5/31/89

Matthew E. Webb, LS 5529

Date

Prepared by: NK

Checked by: IW



DESCRIPTION APPROVAL 6/16/89
George P. Hutchinson by AW
 SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "A"
ACQUISITION PARCEL 4-7-1

That portion of Parcel 1 of Parcel Map on file in Book 18 of Parcel Maps, at Page 70 thereof, Records of Riverside County, California, lying within the Northeast Quarter of Section 9, Township 3 South, Range 4 West, San Bernardino Meridian, more particularly described as follows:

Commencing at the northeast corner of said Section 9;

Thence South $00^{\circ} 11' 35''$ East, along the east line of said Section 9 and along the east line of said Parcel 1, a distance of 588.69 feet to the southeast corner of said Parcel 1;

Thence South $89^{\circ} 36' 35''$ West, along the south line of said Parcel 1, a distance of 44.00 feet to the TRUE POINT OF BEGINNING, said point being in a line, parallel with and distant 44.00 feet westerly, measured at a right angle, from the east line of said Section 9, said point also being in the west line of that Offer of Dedication to the City of Riverside, recorded January 10, 1975, as Instrument No. 3442 of Official Records of Riverside County, California;

Thence continuing South $89^{\circ} 36' 35''$ West, along said south line of Parcel 1, a distance of 61.64 feet;

Thence North $03^{\circ} 30' 39''$ West, a distance of 419.10 feet;

Thence North $46^{\circ} 57' 10''$ West, a distance of 96.27 feet to a point in a line parallel with and distant 104.00 feet southerly, measured at a right angle, from the north line of said Section 9;

Thence South $89^{\circ} 36' 20''$ West, along said parallel line, a distance of 188.28 feet;

Thence North $85^{\circ} 56' 04''$ West, a distance of 422.29 feet to a point in the southeast line of that certain parcel of land conveyed to The Metropolitan Water District of Southern California by deed recorded January 2, 1975, as Instrument No. 105 of Official Records of Riverside County, California;

Thence North $51^{\circ} 01' 18''$ East along said southeast line, a distance of 43.55 feet to a point in a line, parallel with and distant 44.00 feet southerly, measured at a right angle, from the north line of said Section 9, said point also being in the south line of said Offer of Dedication to the City of Riverside;

Thence North $89^{\circ} 36' 20''$ East along said parallel line, a distance of 666.69 feet to the beginning of a tangent curve concave to the southwest, having a radius of 23.00 feet;

Thence Southeasterly along said curve, to the right, through a central angle of $74^{\circ} 36' 22''$, an arc distance of 29.95 feet to a point of compound curvature with a curve concave to the southwest, having a radius of 1156.00 feet, the radial line at said point of compound curvature bears North $74^{\circ} 12' 42''$ East;

Thence Southeasterly along said curve, to the right, through a central angle of 15° 35' 43", an arc distance of 314.65 feet to a point in a line, parallel with and distant 44.00 feet westerly, measured at a right angle, from said east line of Section 9;

Thence South 00° 11' 35" East along said parallel line, a distance of 216.86 feet to said true point of beginning;

The last 4 courses follow the boundary of said Offer of Dedication.

Contains 1.6582 acres, more or less.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

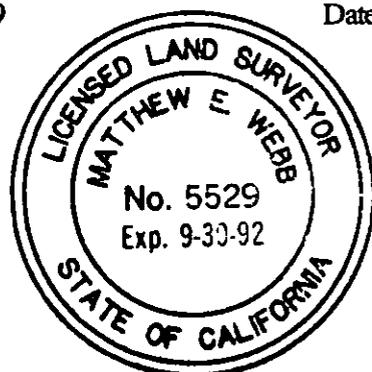
Matthew E. Webb, LS 5529

5/31/89

Date

Prepared by: NK

Checked by: IW



DESCRIPTION APPROVAL 6/16/89
George P. Hutchinson by Ill
 SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "A"
ACQUISITION PARCEL 4-8-1

That portion of Parcel 2 of Parcel Map on file in Book 18 of Parcel Maps, at Page 70 thereof, Records of Riverside County, California, lying within the Northeast Quarter of Section 9, Township 3 South, Range 4 West, San Bernardino Meridian, more particularly described as follows:

Commencing at the northeast corner of said Section 9;

Thence South $00^{\circ} 11' 35''$ East, along the east line of said Section 9 and along the east line of Parcel 1 of said Parcel Map, a distance 588.69 feet to the northeast corner of said Parcel 2;

Thence South $89^{\circ} 36' 35''$ West, along the north line of said Parcel 2, a distance of 44.00 feet to the TRUE POINT OF BEGINNING, said point being in a line, parallel with and distant 44.00 feet westerly, measured at a right angle, from the east line of said Section 9, said point also being in the west line of that Offer of Dedication to the City of Riverside recorded January 10, 1975, as Instrument No. 3442 of Official Records of Riverside County, California;

Thence continuing South $89^{\circ} 36' 35''$ West, along said north line of Parcel 2, a distance of 61.64 feet;

Thence South $03^{\circ} 30' 39''$ East, a distance of 122.29 feet;

Thence South $02^{\circ} 27' 00''$ East, a distance of 467.03 feet to a point in the south line of said Parcel 2;

Thence North $89^{\circ} 37' 20''$ East, along said south line of Parcel 2, a distance of 36.17 feet to a point in said west line of said Offer of Dedication to the City of Riverside;

Thence North 00° 11' 35" West, along said west line of said Offer of Dedication, a distance of 588.84 feet to said true point of beginning.

Containing 0.6490 acres, more or less.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, LS 5529

5/31/09
Date

Prepared by: NK
Checked by: IW



DESCRIPTION APPROVAL 6/16/09
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "A"
ACQUISITION PARCEL 4-8-2

That portion of Parcel 2 of Parcel Map on file in Book 18 of Parcel Maps, at Page 70 thereof, Records of Riverside County, California, lying within the Northeast Quarter of Section 9, Township 3 South, Range 4 West, San Bernardino Meridian, more particularly described as follows:

Commencing at the northeast corner of said Section 9;

Thence South 89° 36' 20" West along the north line of said Section 9, a distance of 1480.08 feet to the northwest corner of Parcel 1 of said Parcel Map;

Thence South 00° 12' 02" East along the west line of said Parcel 1 and along the west line of said Parcel 2, a distance of 607.67 feet to the TRUE POINT OF BEGINNING, said point being in the southeast line of that certain parcel of land conveyed to The Metropolitan Water District of Southern California by deed recorded January 2, 1975, as Instrument No. 105, of Official Records of Riverside County, California;

Thence continuing South 00° 12' 02" East along said west line of Parcel 2, a distance of 27.08 feet;

Thence North 89° 47' 58" East, a distance of 6.00 feet to a point in a line parallel with and distant 6.00 feet easterly, measured at a right angle, from the west line of said Parcel 2;

Thence North 00° 12' 02" West along said parallel line, a distance of 31.90 feet to a point in said southeast line of the parcel of land conveyed to The Metropolitan Water District of Southern California as aforesaid;

Thence South 51° 01' 18" West along said southeast line, a distance of 7.70 feet to said true point of beginning.

Contains 0.0041 acres more or less.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

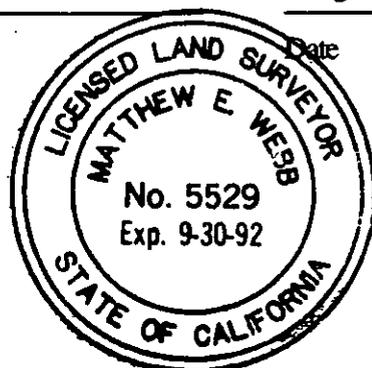
5/31/89

Matthew E. Webb, LS 5529

Prepared by: NK

Checked by: IW

Descriptions/88-3004/Exhibits



DESCRIPTION APPROVAL *6/16/89*
George P. Hutchinson by *AK*
SURVEYOR, CITY OF RIVERSIDE

R.S. 53/22 RECS. RIV. CO., CALIF.

NORTHEAST CORNER OF SECTION 9 P.O.C.

R.S. 77/59-63 RECS. RIV. CO., CALIF.

C/L EASTRIDGE AVE. (FORMERLY EUCALYPTUS AVE.)

C/L SYCAMORE CANYON BLVD. (FORMERLY BROWN ST.)

INSTRUMENT NO. 3442. REC. 01/10/75 O.R. RIV. CO., CALIF.

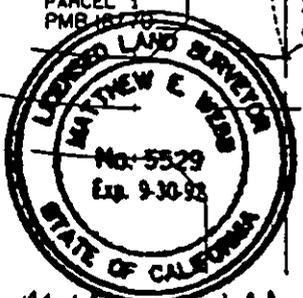
N 51°01'18"E 33.67'

NE 1/4 SECTION 9 T.3S. R.4W S.B.M.

P.M.B. 18/70 RECS. RIV. CO., CALIF.

80' M.W.D. R/W
INSTRUMENT NO. 105. REC. 01/22/75 O.R. RIV. CO., CALIF.

NORTH WEST CORNER OF PARCEL 1 P.M.B. 18/70



Matthew E. Webb

S 00°32'02"E 44.00'

N 89°36'20"E 576.31'

N 89°38'20"E 475.30'

TRUE P.O.B.

N 0°12'02"W 481.05'

N 0°12'02"W 365.48'

N 51°01'18"E 7.70'

C/L RIVER RUN

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 4

W.O. 88-3002

SCALE: N.T.S.

DRAWN BY DRZ DATE 5/25/89

SUBJECT R/W - SYC. CAN. ASSESMENT DIST. NO. 1

R.S. 53/22 RECS. RIV. CO., CALIF.

NORTHEAST CORNER OF SECTION 9 P.O.C.

INSTRUMENT NO. 3442. REC. 01/10/75 O.R. RIV. CO., CALIF.

SOUTHEAST CORNER OF PARCEL 1 PM 18/70

T=17.52'
L=29.95'
P=23.00'
∠=74°36'22"

T=158.30'
L=314.65'
P=1156.00'
∠=15°35'43"

N 0°11'35"W 588.69'

TRUE P.O.B.

N 89°36'35"E 44.00'

N 89°36'35"E 61.64'

C/L SYCAMORE CANYON BLVD.
(FORMERLY BROWN ST.)

N 03°30'39"W 419.10'

R.S. 77/59-63 RECS. RIV. CO., CALIF.

C/L EASTRIDGE AVE.
(FORMERLY EUCALYPTUS AVE.)

P.M.B. 18/70 RECS. RIV. CO., CALIF.

N 89°38'20"E 866.88'

PARCEL 4-7-1

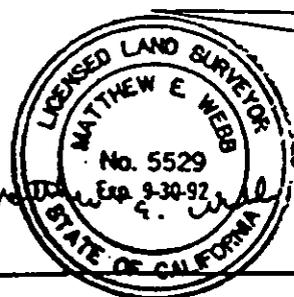
N 85°58'04"W 422.29'

NECT 1/4
SECT 9
T.3S.R.4W.
S.B.M.

INSTRUMENT NO. 3442. REC. 01/10/75 O.R. RIV. CO., CALIF.

INSTRUMENT NO. 105. REC. 01/21/75 O.R. RIV. CO., CALIF.

M. W. D.



• 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 2 OF 4

W.O. 88-3002

SCALE: N.T.S.

DRAWN BY DRZ DATE 5/25/89

SUBJECT R/W-SYC. CAN. ASSESMENT DIST. NO. 1

12.15

R.S. 77/59-63
RECS. RIV. CO., CALIF.

291854

C/L EASTRIDGE AVE.
(FORMERLY EUCALYPTUS AVE.)

INSTRUMENT NO. 3442.
REC. 01/10/75 O.R.
RIV. CO., CALIF.

N.E. 1/4
SECT. 9
T. 3S. R. 4W.
S.B.M.

PARCEL 1
P.M.B. 18/70
RECS. RIV. CO., CALIF.

PARCEL 2

(FORMERLY BROWN ST.)
C/L SYCAMORE CANYON BLVD.

NORTHEAST
CORNER OF
SECTION 9
P.O.C.

NORTHEAST
CORNER OF
PARCEL 2
P.M.B. 18/70

R.S. 53/22
RECS. RIV. CO., CALIF.

TRUE P.O.B.

N 89° 36' 35" E

61.84'

N 02° 30' 39" W
122.89'

S 89° 36' 35" W
44.00'

N 02° 27' 00" W 467.03'

PARCEL 4-8-1

N 0° 11' 35" W 588.84'

36.17'
N 89° 37' 20" E



Matthew E. Webb

• 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 3 OF 4

W.O.
88-3002

SCALE: N.T.S.

DRAWN BY DBZ DATE 5/25/89

SUBJECT R/W-SYC. CAN. ASSESMENT DIST. NO. 1

12515

R.S. 53/22 RECS. RIV. CO., CALIF.

NORTH EAST CORNER OF SECTION 9 P.O.C.

C/L SYCAMORE CANYON BLVD.

(FORMERLY BROWN ST.)

INSTRUMENT NO. 3442. REC. 01/10/75 O.R. RIV. CO., CALIF.

R.S. 77/59-63 RECS. RIV. CO., CALIF.

(FORMERLY EUCALYPTUS AVE.)
C/L EASTRIDGE AVE. 4

S 88°36'20"W 1480.06'

N.E. 1/4
SECT. 9
T. 3 S. R. 4 W.
S.B.M.

PAR. 1

P.M.B. 18/70 RECS. RIV. CO., CALIF.

PAR. 2

NORTH WEST CORNER OF PARCEL 1 P.M.B. 18/70

N 0°12'02"W 31.90' Δ

PARCEL 4-8-2

N 51°01'18"E 7.70'

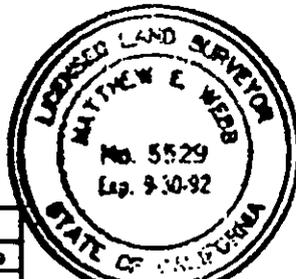
N 89°47'58"E 6.00' Δ

N 0°12'02"W 27.08' Δ

S 00°12'02"E 607.67'

C/L RIVER RUN

TRUE P.O.B.



80' M.W.D. R/W
INSTRUMENT NO. 105
REC. 01/02/78 O.R.
RIV. CO., CALIF.

REVISION	DATE
Δ	03-01-89

Matthew E. Webb

• 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 4 OF 4

W.O.
88-3002

SCALE: N.T.S.

DRAWN BY DRZ DATE 5/25/89

SUBJECT R/W-SYC. CAN. ASSESMENT DIST. NO. 1