

479577

When recorded mail to:

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

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

DEC 20 1996

**FREE RECORDING**

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

Recorded in Official Records  
of Riverside County, California  
Recorder  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

D- [Handwritten initials]

Project: **Tract No. 27721**  
**Northrop Drive R/W**

**GRANT DEED**

**MISSION GROVE HOMES**, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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 12/9/96

**MISSION GROVE HOMES**

by [Signature]

title President

by [Signature]

title Secretary

APPROVED AS TO FORM  
[Signature]

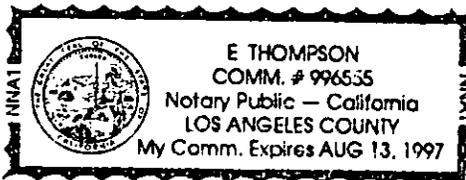
GENERAL ACKNOWLEDGEMENT

State of California }  
County of Los Angeles }<sup>ss</sup>

On 12/9/96, before me E Thompson  
(date) (name)

a Notary Public in and for said State, personally appeared  
Mark Rubin & Jack A. Sweeney  
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.

E Thompson  
Signature

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 12/18/96

*[Signature]*  
Real Property Services Manager  
of the City of Riverside

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

November 7, 1996

Project No. 9212818-01

**EXHIBIT "A"**

**Northrop Drive  
Offsite Right-of-Way Acquisition  
Tract 27721 - Mission Grove Homes/Kaufman & Broad**

That portion of Parcels 4 and 5 of Parcel Map 4806 as shown by map on file in Book 7 of Parcel Maps at Pages 8 through 12 thereof, Records of Riverside County, California, lying within a strip of land 10.00 feet wide, the Southwesterly line being described as follows:

Beginning at the Northeast corner of Northrop Drive of Tract 27721-2 as shown by map on file in Book 248 of Maps at Pages 93 through 98 thereof, Records of Riverside County California, also being the Southeast corner of Parcel "B" of Certificate of Compliance recorded May 4, 1994, as Instrument No. 185008, Official Records of Riverside County, California;

Thence Northwesterly along the Northeasterly line of said Parcel "B" on a curve concave Southwesterly, having a radius of 875.00 feet, through an angle of 28°00'29", an arc length of 427.73 feet (the initial radial line bears N.83°20'23"E.);

Thence N.34°40'06"W. continuing along said Northeasterly line, a distance of 381.62 feet to the most Northerly corner of said Parcel "B", also being the most Easterly corner of Lot "C" of Parcel Map 28267 as shown by map on file in Book 187 of Parcel Maps at Pages 38 and 39 thereof, Records of Riverside County, California, said corner also being the termination of said line description.

The above described parcel of land contains 0.186 acres, more or less.

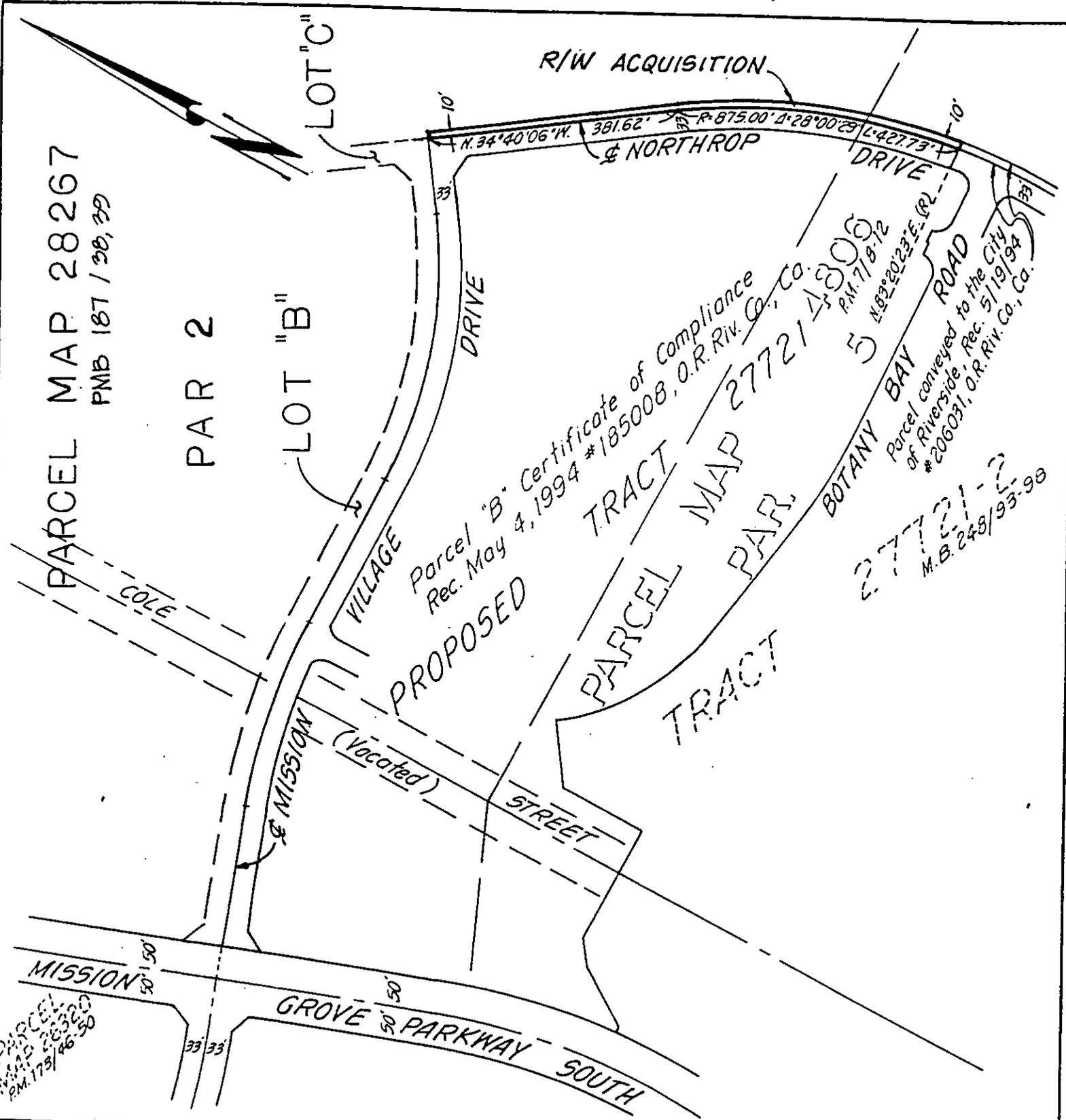


**J. F. DAVIDSON ASSOCIATES, INC.**  
Prepared Under the Supervision of:

*[Signature]*  
Daniel J. Kipper, PLS No. 4628

Date: 11/7/96

DESCRIPTION APPOINTAL 11/14/96  
*[Signature]*  
SURVEYOR, CITY OF RIVERSIDE by J.F.



PARCEL MAP 28267  
 PMB 187 / 38, 39

PAR 2

LOT "B"

LOT "C"

R/W ACQUISITION

& NORTHROP DRIVE

VILLAGE DRIVE

PROPOSED

PARCEL MAP 27721  
 TRACT PAR. TRACT

BOTANY BAY ROAD

Parcel "B" Certificate of Compliance  
 Rec. May 4, 1994 #185008, O.R. Riv. Co., Ca.

Parcel conveyed to the City  
 of Riverside, Rec. 5/19/94  
 #206031, O.R. Riv. Co., Ca.

COLE

VILLAGE

& MISSION

(Vacated)

STREET

MISSION R

GROVE PARKWAY SOUTH

PARCEL MAP 28267  
 PMB 179 / 46, 50

• 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

92  
 1281801(P)

SCALE 1" = 200'

DRAWN BY M.C. REV. DATE 11/07/96

SUBJECT NORTHROP DR  
 R/W ACQUISITION - TR. 27721

87-2