

561250

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 AM
DEC 28 1998

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$ 0

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

D- 14302

Project: **Tract No. 28863**
J.F.K. Drive

C
LW

GRANT DEED

ORANGECREST HILLS, L.P., a Washington Limited Partnership, 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 12/7/98

**ORANGECREST HILLS, L.P., a
Washington Limited Partnership**

By: **Communities Southwest Development
& Construction Company, a
Washington Corporation, its
General Partner**

by *Thomas D. Pomeroy*
THOMAS D. POMEROY
title PRESIDENT, CALIF. DIV.

GENERAL ACKNOWLEDGEMENT

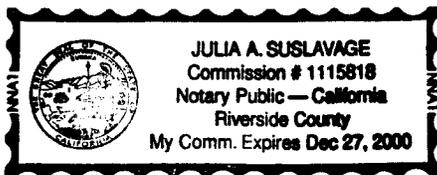
State of California }
County of ORANGE } ss

On Dec. 7, 1998, before me JULIA A. SUSLAVAGE
(date) (name)

a Notary Public in and for said State, personally appeared

THOMAS D. POMEROY
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.

Julia A. Suslavage
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
(X) Corporate Officer(s)
Title PRESIDENT
Title _____

() Guardian/Conservator

() Individual(s)

() Trustee(s)

() Other

() Partner(s)

() General

() Limited

The party(ies) executing this document is/are representing:

COMMUNITIES S/W
DEVELOPMENT &
CONSTRUCTION Co.

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 12/8/98

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

t28863.ded

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION
LOT "F"

THAT PORTION OF LOT 2 IN BLOCK 25 OF THE ALESSANDRO TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 13, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 89°01'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 2, 1032.17 FEET TO THE **TRUE POINT OF BEGINNING;**

THENCE NORTH 89°01'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 2, 295.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 706.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 13°03'18" WEST;

THENCE SOUTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 297.73 FEET THROUGH A CENTRAL ANGLE OF 24°09'44" TO THE **TRUE POINT OF BEGINNING.**

SAID PARCEL CONTAINING 3087.51 SQUARE FEET.



DESCRIPTION APPROVED 12/3/98
 for Walter R. Inye by _____
 SURVEYOR, COUNTY OF RIVERSIDE.

EXHIBIT "B"
 MAP TO ACCOMPANY LEGAL DESCRIPTION

LOT "F"
 561250

R.S. 83/59-60

FD. 1" I.P. & TAG,
 L.S. 3018, FLUSH,
 PER P.M.B. 161/62-63.

JOHN F. KENNEDY

N 11°08'26"E
 (RAD)

N 13°03'18" W
 (RAD)

295.52'

1032.17'

LOT "F"
 RADIUS = 706.00'
 DELTA = 24°09'44"
 LENGTH = 297.73'

ROBERTS ROAD

B. C. WOOD ROAD

TRAUTWEIN ROAD

LOT 2, BLOCK 25
 ALESSANDRO TRACT



NOT TO SCALE

PREPARED UNDER THE
 SUPERVISION OF:

[Signature]

LAWRENCE L. TRUMAN, L.S. 5346



- Planning
- Civil
- Engineering
- Landscape Architecture
- Land
- Surveying
- Construction Management

THE KEITH COMPANIES, INC.
 Moreno Valley Division

22690 Cactus Avenue, Ste 300
 Moreno Valley, CA 92553 (909)653-0234

14302