

DOC # 2003-475689

06/27/2003 08:00A Fee:NC

Page 1 of 7

Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



When recorded mail to:

Redevelopment Agency of
the City of Riverside
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 (Government Code §6103)

M	U	PAGE	DATE	DA	BOOK	SECTION	LOT
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A	R	L	COPY	LONG	RECORD	ACRD	

Project: LL-021-023
A.M.B. 207/12

NO PCOR REQUIRED

D-37700 |



GRANT DEED

The REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA, a public body corporate and politic, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to **The REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA, a public body corporate and politic**, 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 April 10, 2003

REDEVELOPMENT AGENCY OF THE
CITY OF RIVERSIDE, CALIFORNIA, a
public body corporate and politic

APPROVED
CITY ATTORNEY

[Signature]
Deputy City Attorney

[Signature]

Robert C. Wales
Executive Director

[Signature]
Agency Secretary

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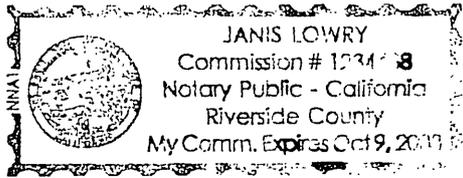
State of CALIFORNIA

County of RIVERSIDE

On April 10, 2003 before me, Janis Lowry Notary Public
Date Name and Title of Officer (e.g. "James Doe, Notary Public")

personally appeared Robert C. White and Kelly Palmer
Name(s) of Signer(r)

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.

Janis Lowry

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: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer is Representing:

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer is Representing:



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EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL I

That portion of Lots D, E, and F of Rivera Tract, as shown by map on file in Book 10, Page 4 of Maps, records of Riverside County, California, *TOGETHER WITH* that portion of Crestmore Avenue (vacated) of the Alamo Tract, as shown by map on file in Book 9, Page 5 of Maps, records of said Riverside County, that portion of Market Street (vacated), that portion of Lot 311 of Corrected Map of Additions to Maps of the Riverside Land and Irrigating Co., as shown by map on file in Book 4, Page 75 of Maps, records of said Riverside County, and that portion of Fairmount Park Lake, as shown by map on file in Book 4, Page 82 of Maps, records of said Riverside County, described as follows:

COMMENCING at the intersection of the centerline of Market Street (formerly Crestmore Avenue) with the centerline of Rivera Street as shown by State Highway Right-of-Way Map VIII-RIV-19-RIV Sheet 14 of 26 Sheets on file with the County Surveyor of said Riverside County;

THENCE South $33^{\circ}44'40''$ East, along said centerline of Market Street, a distance of 1064.60 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 2000.00 feet:

THENCE southeasterly to the left along said curve through a central angle of $26^{\circ}29'04''$ an arc length of 924.48 feet; the end of said curve being shown as a California Division of Highways monument stamped 27+74.99 E.C. CL CSTMR E. RDBD in a monument well by Sheet 15 of 26 Sheets of said State Highway Right-of-Way Map;

THENCE South $60^{\circ}13'44''$ East, along a line tangent to the end of said curve, a distance of 113.97 feet to the beginning of a tangent curve concaving southwesterly and having a radius of 600.00 feet;

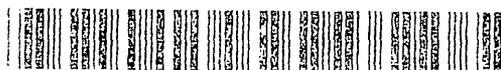
THENCE southeasterly to the right along said last mentioned curve through a central angle of $4^{\circ}39'29''$ an arc length of 48.78 feet; this course is hereinafter referred to as "COURSE A";

THENCE North $34^{\circ}25'45''$ East, along a line radial to said last mentioned curve, a distance of 50.00 feet to a point in a line that is concentric with and distant 50.00 feet northeasterly, as measured radially, to said COURSE A, and being the POINT OF BEGINNING of the parcel of land being described; said point being in a non-tangent curve concaving southwesterly, having a radius of 650.00 feet and to which the radius bears South $34^{\circ}25'45''$ West;

THENCE southeasterly to the right along said last mentioned curve through a central angle of $33^{\circ}08'34''$ an arc length of 375.99 feet:

THENCE South $86^{\circ}20'29''$ East, a distance of 61.74 feet to a line that is parallel with and distant 33.00 feet northwesterly, as measured at right angles, from the centerline of Fairmount Boulevard;

THENCE North $29^{\circ}45'59''$ East, along said parallel line, a distance of 364.44 feet to an angle point in said parallel line;



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THENCE North 29°47'59" East, continuing along said parallel line, a distance of 28.26 feet to the southwesterly line of State Highway Route 60 as shown by said State Highway Right-of-Way Map;

THENCE North 65°01'01" West, along said southwesterly line, a distance of 149.45 feet to an angle point;

THENCE North 64°10'05" West, continuing along said southwesterly line, a distance of 331.17 feet to an angle point;

THENCE North 63°46'44" West, continuing along said southwesterly line, a distance of 5.87 feet;

THENCE South 13°00'00" West, a distance of 76.74 feet to the beginning of a tangent curve concaving easterly and having a radius of 469.29 feet;

THENCE southerly to the left along said last mentioned curve through a central angle of 4°00'00" an arc length of 32.76 feet;

THENCE South 9°00'00" West, a distance of 117.93 feet to the beginning of a tangent curve concaving westerly and having a radius of 190.71 feet;

THENCE southerly to the right along said last mentioned curve through a central angle of 11°00'08" an arc length of 36.62 feet to the POINT OF BEGINNING.

PARCEL 2

That portion of Lot A TOGETHER WITH that portion of Lot D of Rivera Tract, as shown by map on file in Book 10, Page 4 of Maps, records of Riverside County, California, and that portion of Market Street (vacated), described as follows:

COMMENCING at the intersection of the centerline of Market Street (formerly Crestmore Avenue) with the centerline of Rivera Street as shown by State Highway Right-of-Way Map VIII-RIV-19-RIV Sheet 14 of 26 Sheets on file with the County Surveyor of said Riverside County;

THENCE South 33°44'40" East, along said centerline of Market Street, a distance of 1064.60 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 2000.00 feet;

THENCE southeasterly to the left along said curve through a central angle of 26°29'04" an arc length of 924.48 feet; the end of said curve being shown as a California Division of Highways monument stamped 27+74.99 E.C. CL CSTMR E. RDBD in a monument well by Sheet 15 of 26 Sheets of said State Highway Right-of-Way Map;

THENCE South 60°13'44" East, along a line tangent to the end of said curve, a distance of 113.97 feet to the beginning of a tangent curve concaving southwesterly and having a radius of 600.00 feet; this course is hereinafter referred to as "COURSE B";

THENCE southeasterly to the right along said last mentioned curve through a central angle of 4°39'29" an arc length of 48.78 feet; this course is hereinafter referred to as "COURSE A";

THENCE North 34°25'45" East, along a line radial to said last mentioned curve, a distance of 50.00

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feet to a point in a line that is concentric with and distant 50.00 feet northeasterly, as measured radially, to said COURSE A, and being the POINT OF BEGINNING of the parcel of land being described; said point being in a non-tangent curve concaving northwesterly, having a radius of 190.71 feet and to which the radius bears North 69°59'52" West;

THENCE northerly to the left along said last mentioned curve through a central angle of 11°00'08" an arc length of 36.62 feet;

THENCE North 9°00'00" East, a distance of 117.93 feet to the beginning of a tangent curve concaving easterly and having a radius of 469.29 feet;

THENCE northerly to the right along said last mentioned curve through a central angle of 4°00'00" an arc length of 32.76 feet;

THENCE North 13°00'00" East, a distance of 76.74 feet to the southwesterly line of State Highway Route 60 as shown by State Highway Right-of-Way Map VIII-RIV-19-RIV Sheet 15 of 26 Sheets on file with the County Surveyor of said Riverside County;

THENCE North 63°46'44" West, along said southwesterly line, a distance of 118.01 feet to the most westerly corner of that certain parcel of land shown as Segment G by Map of Relinquishment, on file in Book 3, Page 30 of State Highway Maps, records of said Riverside County;

THENCE South 41°32'33" East, along the southwesterly line of said Segment G, a distance of 67.15 feet to the westerly line of said Lot D;

THENCE South 12°01'16" West, along said westerly line, a distance of 230.01 feet to a line that is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from said COURSE B;

THENCE South 60°13'44" East, along said parallel line, a distance of 15.40 feet to the beginning of a tangent curve concaving southwesterly, having a radius of 650.00 feet and being concentric with said COURSE A;

THENCE southeasterly to the right along said last mentioned curve and along said parallel line through a central angle of 4°39'29" an arc length of 52.85 feet to the POINT OF BEGINNING.

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

Mark S. Brown Date 2/20/03 Prep. MSB
Mark S. Brown, L.S. 5655 License Expires 9/30/03



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