

When recorded mail to:

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

DOC # 2009-0002903

01/06/2009 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



**FREE RECORDING**

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

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NCHGCC									514

Project: Magnolia Avenue Grade Separation  
APN: 225-131-011  
Address: 6299 Magnolia Avenue

**D - 16321**

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**C**  
508

# GRANT DEED

JAMES T. LOEB AND DONNA J. LOEB, TRUSTEES OF JAMES AND DONNA LOEB TRUST UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED OCTOBER 4, 2000, Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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: 12-23-08

By: James T. Loeb Trustee  
James T. Loeb, Trustee

By: Donna J. Loeb Trustee  
Donna J. Loeb, Trustee

ACKNOWLEDGEMENT

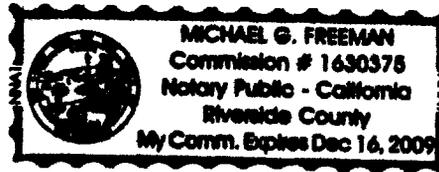
State of California  
County of Riverside } - ss

On December 23, 2008, before me Michael G. Freeman **NOTARY PUBLIC**  
personally appeared James Thomas Loeb and Donna Jean Loeb  
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct

WITNESS my hand and official seal.

Michael G. Freeman  
Notary 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. 21027 of said City Council adopted September 06, 2005 and the grantee consents to  
recordation thereof by its duly authorized officer.

Dated: 12/29/08

**CITY OF RIVERSIDE**

By: Amelia M. Valeri  
Real Property Manager

[Signature]  
APPROVED AS TO FORM  
SUPERVISING DEPUTY CITY ATTORNEY



EXHIBIT A

MAGNOLIA AVENUE GRADE SEPARATION  
FEE SIMPLE INTEREST  
APN: 225-131-011

THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF WEST 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST LINE OF MAGNOLIA AVENUE, 125.8 FEET SOUTHWEST OF THE INTERSECTION OF SAID NORTHWEST LINE OF MAGNOLIA AVENUE, WITH THE SOUTH LINE OF THE RIGHT OF WAY OF SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD;

THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID RIGHT OF WAY 90 FEET;

THENCE SOUTHERLY TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO KERMIT R. MACKINGA BY DEED RECORDED APRIL 25, 1946 IN BOOK 745, PAGE 183 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, SAID POINT BEING LOCATED 60 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF THE RIGHT OF WAY OF SAID RAILROAD AND ALONG THE SOUTHERLY LINE, OF SAID PARCEL, 60 FEET TO A POINT ON THE NORTHWEST LINE OF MAGNOLIA AVENUE;

THENCE NORTHEAST ALONG THE NORTHWEST LINE OF MAGNOLIA AVENUE, 62.9 FEET TO THE POINT OF BEGINNING.

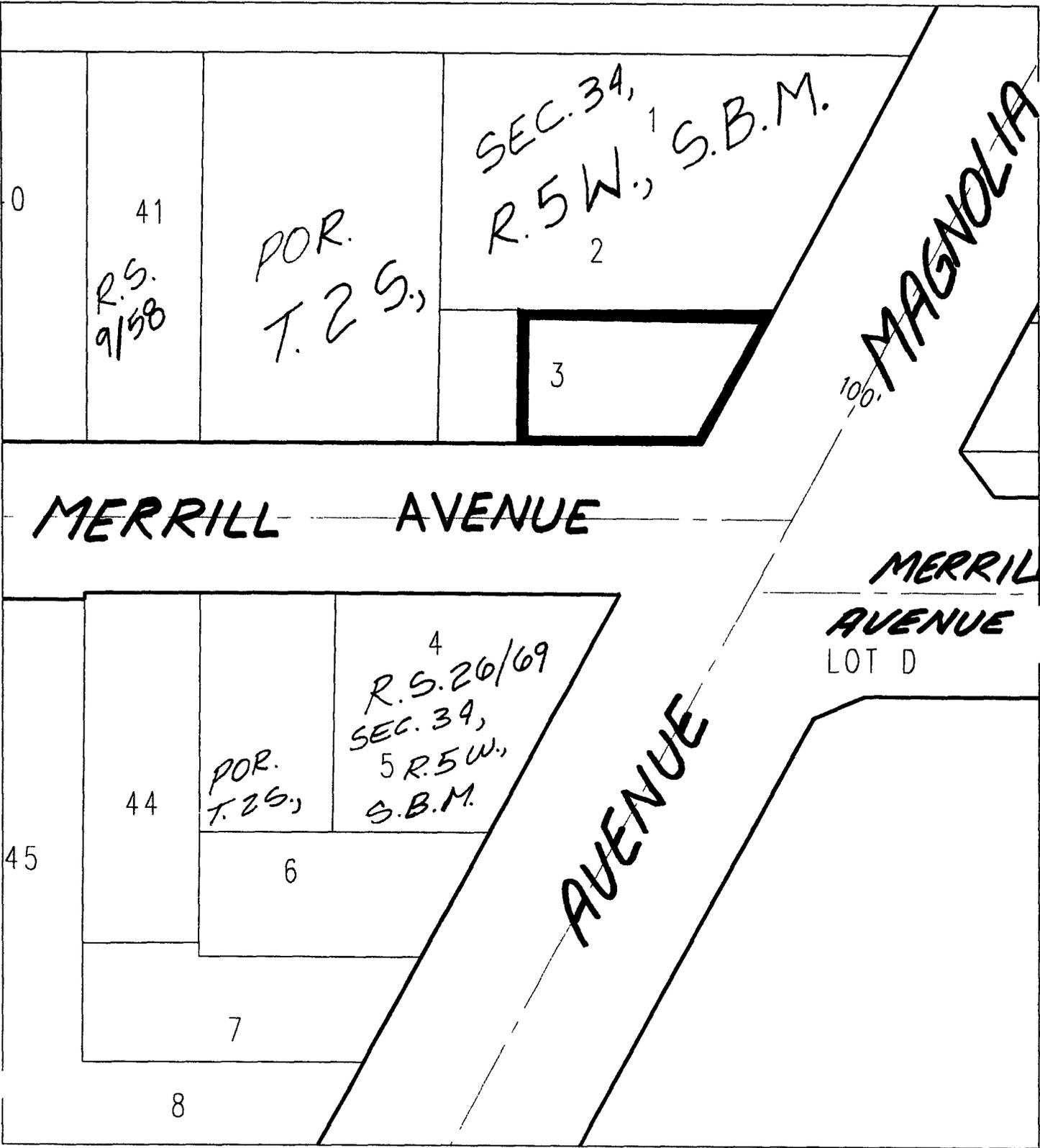
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,158 SQUARE FEET, MORE OR LESS.

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

 7/3/07 Date Prep. E.V.  
Mark S. Brown, L.S. 5655  
License Expires 9/30/07



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◆ CITY OF RIVERSIDE, CALIFORNIA ◆ 53-2

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



Scale: 1" = 100'

Drawn by: ev

Date: 07/02/07

Subject: Magnolia Avenue



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P O Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

JAMES THOMAS LOEB  
AND DONNA JEAN LOEB

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Date: 1-6-09  
Signature: Micki Lewis  
Print Name: Micki Lewis