

Recording Requested By
First American Title Company

DOC # 2009-0438482

08/21/2009 08:00A Fee:NC

Page 1 of 7

Recorded in Official Records

County of Riverside

Larry W Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY
Riverside County Transportation Commission
P.O. Box 12008
Riverside, CA 92502-2208

WHEN RECORDED MAIL TO:

City of Riverside
Attn: City Clerk
3900 Main Street, 5th Floor
Riverside, CA 92522

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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Portion of APN: 234-250-026-6 TRA: 009-139 * Exempt from Recording Fees per Govt. Code §27383
3281396-22 DTT: 0 * Exempt from Documentary Transfer Tax per Calif. Rev. & Tax. Code §11922

GRANT DEED

16392



RIVERSIDE COUNTY TRANSPORTATION COMMISSION, a public entity and a politic subdivision of the State of California ("Grantor"),

is the owner in fee of that certain real property located in the City of Riverside, County of Riverside, State of California, more fully described in EXHIBIT A attached hereto ("**Property**").

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Grantor does hereby GRANT and CONVEY to

CITY OF RIVERSIDE, a California municipal corporation ("Grantee"),

For that certain portion of Property more fully described and depicted in EXHIBIT B attached hereto and incorporated herein by reference.

Dated: 7-20-2009

RIVERSIDE COUNTY TRANSPORTATION
COMMISSION, a public entity and a politic
subdivision of the State of California

John Standiford
Anne Mayer
Executive Director

**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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 7/30/09

CITY OF RIVERSIDE

By Amelia M. Valenzuela

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY Mark Pausone
Deputy City Attorney

EXHIBIT A TO
GRANT DEED

LEGAL DESCRIPTION

Real property in the City of Riverside, County of Riverside, State of California, described as follows:

THAT PORTION OF LOT(S) 1, 2 AND 3, BLOCK 29 OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE(S) 70, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 1;
THENCE ON AN AZIMUTH OF 236° 00' 10" ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 66.15 FEET TO THE POINT OF BEGINNING;
THENCE ON AN AZIMUTH OF 146° 00' 10" PERPENDICULAR TO SAID NORTHWESTERLY LINE OF LOT 1, A DISTANCE OF 4.00 FEET;
THENCE ON AN AZIMUTH OF 56° 00' 10" PARALLEL WITH SAID NORTHWESTERLY LINE OF LOT 1, A DISTANCE OF 4.00 FEET;
THENCE ON AN AZIMUTH OF 101° 00' 06" A DISTANCE OF 32.31 FEET (32.53 FEET DESCRIBED);
THENCE ON AN AZIMUTH OF 159° 00' 53" A DISTANCE OF 225.12 FEET TO A POINT 50 FEET NORTHWESTERLY OF AND NORMAL TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY'S MAIN TRACK;
THENCE ON AN AZIMUTH OF 217° 38' 08" 50.00 FEET NORMAL TO AND PARALLEL WITH SAID CENTERLINE OF THE MAIN TRACK, A DISTANCE OF 853.41 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE BEING CONCAVE TO THE NORTHWEST;
THENCE SOUTHWESTERLY ALONG SAID CURVE, SAID CURVE BEING 50 FEET NORMAL TO AND CONCENTRIC WITH SAID CENTERLINE OF THE MAIN TRACK AND HAVING A RADIUS OF 1860.08 FEET, AND ARC DISTANCE OF 430.49 FEET (CHORD AZIMUTH: 224° 15' 57", CHORD DISTANCE: 429.53 FEET);
THENCE ON AN AZIMUTH OF 28° 44' 10" A DISTANCE OF 51.98 FEET;
THENCE ON AN AZIMUTH OF 33° 36' 10" A DISTANCE OF 185.00 FEET;
THENCE ON AN AZIMUTH OF 37° 30' 10" A DISTANCE OF 440.00 FEET;
THENCE ON AN AZIMUTH OF 25° 05' 10" A DISTANCE OF 70.00 FEET;
THENCE ON AN AZIMUTH OF 15° 45' 10" A DISTANCE OF 120.00 FEET;
THENCE ON AN AZIMUTH OF 359° 14' 10" A DISTANCE OF 129.00 FEET;
THENCE ON AN AZIMUTH OF 345° 42' 10" A DISTANCE OF 81.00 FEET;
THENCE ON AN AZIMUTH OF 332° 08' 10" A DISTANCE OF 71.30 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 1;
THENCE ON AN AZIMUTH OF 56° 00' 10" ALONG SAID NORTHWESTERLY LINE OF LOT 1, A DISTANCE OF 362.55 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE, BY DEED RECORDED AUGUST 18, 1995, AS INSTRUMENT NO. 95-272232, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 234-250-026-6

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EXHIBIT "B"

PARCEL 16

Van Buren SR-91

A P N 234-250-026

Parcel 16 F – Access – Fee Simple

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

That portion of Lot 1 in Block 29 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, (formerly known in Riverside County as Book 1, Page 70 of Maps) records of San Bernardino County, California, described as follows:

COMMENCING at the most northerly corner of said Lot 1,

THENCE along the northwesterly line of said Lot 1, South 56°22'53" West, a distance of 135 721 meters (445 28 feet) to the most northerly corner of that certain parcel of land described in deed to The Tereso and Francisca Alvarez Family Trust, by document recorded October 04, 2000, per Document No 2000-392511 of Official Records of Riverside County, California,

THENCE reversing direction along said northwesterly line of Lot 1, North 56°22'53" East, a distance of 5.058 meters (16.60 feet) to the northwesterly corner of Parcel 1 of those certain parcels of land described in Grant Deed to Riverside County Transportation Commission, by document recorded December 15, 1992, as Instrument No 476997 of Official Records of Riverside County, California,

THENCE along the westerly boundary of said Parcel 1, South 27°29'07" East, a distance of 1 244 meters (4 08 feet) to the most southerly corner of that certain parcel of land described in Grant Deed to the City of Riverside, by document recorded August 18, 1995, as Instrument No. 272232 of Official Records of Riverside County, California, said corner being the beginning of a non-tangent curve concaving southeasterly, having a radius of 87 780 meters (287 99 feet) an to which the radius bears South 32°27'02" East;

THENCE along the southeasterly boundary of said parcel of land described in document recorded August 18, 1995, and northeasterly to the right along said curve through a central angle of 12°34'24" an arc length of 19.263 meters (63 20 feet) to the POINT OF BEGINNING of the parcel of land being described,

THENCE South 45°00'00" East, a distance of 5 173 meters (16 97 feet);

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THENCE South 30°00'00" East, a distance of 18 288 meters (60 00 feet),

THENCE South 70°00'00" West, a distance of 26.836 meters (88 05 feet) to an angle point in the northeasterly line of said parcel of land described in document recorded October 04, 2000; said northeasterly line also being the centerline of the abandoned Canal right of way of the Riverside Water Company;

THENCE South 13°55'07" East, along said northeasterly line and along said centerline of the abandoned Canal right of way, a distance of 12.260 meters (40.22 feet),

THENCE North 70°00'00" East, a distance of 35.856 meters (117 64 feet);

THENCE North 30°00'00" West, a distance of 30 480 meters (100.00 feet),

THENCE North 4°00'00" West, a distance of 5.193 meters (17 04 feet) to a point in said southeasterly boundary of said parcel of land described in document recorded August 18, 1995; said point being in a non-tangent curve concaving northwesterly, having a radius of 95 095 meters (311 99 feet) and to which the radius bears North 23°19'56" West;

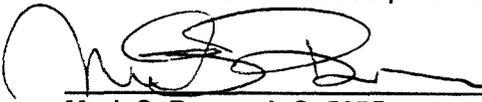
THENCE southwesterly along said southeasterly boundary and to the right along said last mentioned curve through a central angle of 4°32'54" an arc length of 7 549 meters (24 77 feet) to a point of reverse curvature with a tangent curve concaving southeasterly and having a radius of 87 780 meters (287 99 feet); the radial line to said point of reverse curvature bears North 18°47'01" West,

THENCE continuing southwesterly along said southeasterly boundary and to the left along said last mentioned curve through a central angle of 1°05'36" and arc length of 1.675 meters (5 50 feet) to the POINT OF BEGINNING.

Area = 551 204 square meters (5933 square feet)

The bearings and distances used in the above description are based on the California Coordinate System of 1983, Zone 6 Multiply all distances shown by 1 000033361 to obtain ground level distances

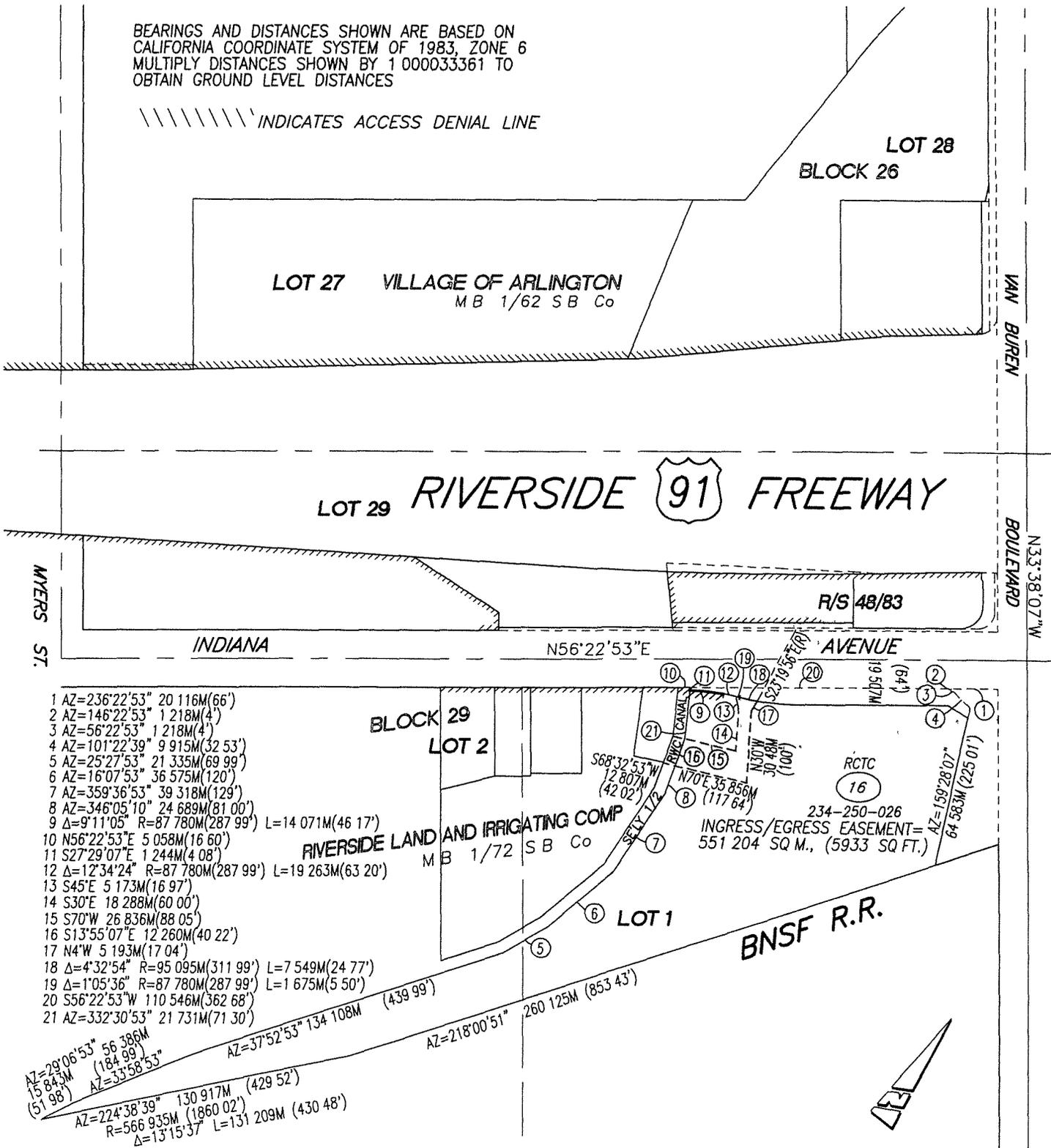
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 9/24/08 Date/ Prep. Kop
Mark S. Brown, L.S. 5655
License Expires 9/30/09



BEARINGS AND DISTANCES SHOWN ARE BASED ON CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6
 MULTIPLY DISTANCES SHOWN BY 1.000033361 TO OBTAIN GROUND LEVEL DISTANCES

\\\\\\\\\\\\\\\\\\\\ INDICATES ACCESS DENIAL LINE



- 1 AZ=236°22'53" 20 116M(66')
- 2 AZ=146°22'53" 1 218M(4')
- 3 AZ=56°22'53" 1 218M(4')
- 4 AZ=101°22'39" 9 915M(32 53')
- 5 AZ=25°27'53" 21 335M(69 99')
- 6 AZ=16°07'53" 36 575M(120')
- 7 AZ=359°36'53" 39 318M(129')
- 8 AZ=346°05'10" 24 689M(81 00')
- 9 Δ=9°11'05" R=87 780M(287 99') L=14 071M(46 17')
- 10 N56°22'53"E 5 058M(16 60')
- 11 S27°29'07"E 1 244M(4 08')
- 12 Δ=12°34'24" R=87 780M(287 99') L=19 263M(63 20')
- 13 S45°E 5 173M(16 97')
- 14 S30°E 18 288M(60 00')
- 15 S70°W 26 836M(88 05')
- 16 S13°55'07"E 12 260M(40 22')
- 17 N4°W 5 193M(17 04')
- 18 Δ=4°32'54" R=95 095M(311 99') L=7 549M(24 77')
- 19 Δ=1°05'36" R=87 780M(287 99') L=1 675M(5 50')
- 20 S56°22'53"W 110 546M(362 68')
- 21 AZ=332°30'53" 21 731M(71 30')

- AZ=29°06'53" 56 386M (184 99')
- 15 84.3M (51 98')
- AZ=33°58'53" 130 917M (429 52')
- AZ=224°38'39" R=566 935M (1860 02')
- Δ=13°15'37" L=131 209M (430 48')

• 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

SCALE. N.T.S. DRAWN BY. Kgs DATE: 9/23/08 SUBJECT VAN BUREN BLVD SR91 IMPROVEMENTS - PAR.16-ACCESS

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