

DOC # 2010-0615537

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

When recorded mail to:

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

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FOR RECORDER'S OFFICE USE ONLY

Project: Hays-Yeager Memorial Grove
POR . APN: 223-081-026
Address: 2750 Rumsey Drive

D - 16528

GRANT DEED

WILLIAM R. HAYS, a single man, and THOMAS T. HAYS, a single man, Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby conditionally grant, subject to the terms and conditions as specified in Exhibit A attached hereto and incorporated herein by this reference, to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns, the real property as described in Exhibit "B" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated 10/28/10

*See Attached Notary Certificate
Comm #1773273
Exp: 10/14/11*

William R. Hays
WILLIAM R. HAYS

Thomas T. Hays
THOMAS T. HAYS

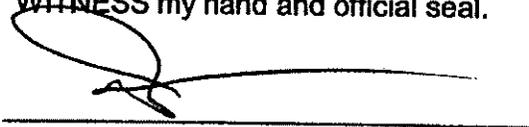
State of ~~California~~ NEW YORK
County of NEW YORK } ss

On 10/28/10, before me, MACK CHEN,

personally appeared HAYS, THOMAS TELFORD 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~~ ^{NEW YORK.} that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Signature

MACK CHEN
Notary Public, State of New York
No. 01CH6144653
Qualified in New York County
Commission Expires April 24, 2014

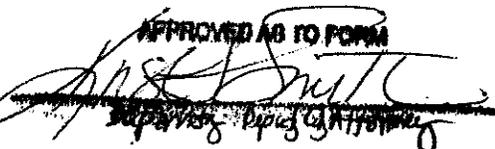
**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and 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 12/21/10

CITY OF RIVERSIDE

By: 

APPROVED AS TO FORM

Supervisor, City of Riverside

Grant Deed -Hays Yeager Memorial Grove.doc

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

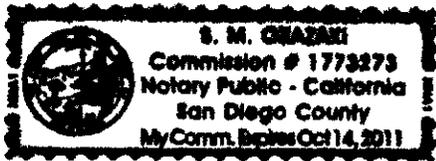
State of California

County of San Diego

On November 8, 2010 before me, SM Okazaki, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared William Ross Hays
Name(s) of Signer(s)

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.

Signature SM Okazaki
Signature of Notary Public

Place Notary Seal Above

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: Grant Deed

Document Date: 11/8/10 Number of Pages: 8

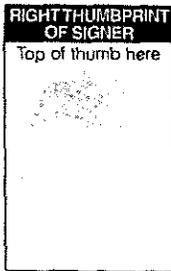
Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: William Ross Hays

- 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: _____

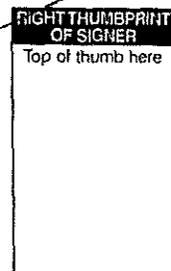


EXHIBIT "A"

TERMS AND CONDITIONS

The real property described in Exhibit "B" ("Property") and referred to as the "Memorial Grove" is being conveyed to the City of Riverside ("City") in memory of Grantors' mother, Helen Hays Yeager, such grant being subject to the following conditions:

1. The City will not sell or convey the Property; provided, however, that any conveyance to a City controlled foundation of similar City controlled entity shall be permitted. If the City at any time desires to discontinue its use as a Memorial Grove, the City shall convey the Property to the then current fee title owners of the Hays Property located at 2750 Rumsey Drive which property is legally described on Exhibit "C" attached hereto ("Hays Property").
2. City will be responsible for maintenance of citrus trees located on the Property and the Memorial Grove will be regularly and properly irrigated, weeds will be controlled, trees will be properly trimmed, pruned, fertilized, sprayed for pests and replaced as appropriate, all in accordance with "best practices" of citrus agriculture in the Riverside area.
3. The owners of 2750 Rumsey Drive will have the right (but not the obligation), at their sole expense, to harvest crops and to supplement maintenance of the Property and trees located thereon and will have a right of access to the Property from 2750 Rumsey Drive for such purposes.
4. The Hays Yeager family will provide a plaque, to be situated in a location to be agreed upon between Grantors and the City, in memory of Helen Hays Yeager (who resided at the Property for 50 years).
5. The Memorial Grove will be open to the general public during daylight hours (9:00 a.m. to 5:00 p.m.), seven days a week (subject to temporary closures for grove maintenance and harvesting).
6. The City will close/abandon the free right turn lane from Myrtle Avenue to southbound Victoria Avenue and construct a small bus bay for short term vehicle parking.
7. Any replacement fence will match the existing fence in style and color. The existing service gate that provides access to the balance of the grove (to the west of the Property) will remain in place with access to either Myrtle Avenue or Victoria Avenue.



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8. In the event the project is not completed within twenty-four (24) months, the Grantors can require the City to convey title of the Property to the then current fee title owners of the Hays Property.

If any disagreement occurs between Grantors (which, for purposes of this paragraph, will include Grantors' heirs) and the City, either party may give written notice to the other and within thirty (30) days following receipt of such notice, the parties will meet and confer and attempt to resolve concerns. Any matters that cannot be resolved through this "meet and confer" process will be submitted to mediation using the services of a mutually acceptable professional mediation service.

References herein to 2750 Rumsey Drive mean and refer to that real property described in Exhibit "C" hereto, Hays Property.



EXHIBIT "B"

DESCRIPTION

BEING A PORTION OF PARCEL 2 OF CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 9, 1993 AS INSTRUMENT NO. 1993-00354118 OF OFFICIAL RECORDS, BEING THAT PORTION OF LOT "B" OF VICTORIA HEIGHTS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS AT PAGE 92 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2, SOUTH 88° 39' 50" EAST 403.46 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 88° 39' 50" EAST 8.54 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2 BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF VICTORIA AVENUE, 120.00 FEET WIDE, SOUTH 02° 16' 10" WEST 308.12 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 BEING ALSO THE NORTHERLY RIGHT OF WAY LINE OF RUMSEY DRIVE, NORTH 87° 38' 50" WEST 33.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 138.30 FEET; THENCE WESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 15° 37' 00" AN ARC LENGTH OF 37.70 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 76° 44' 10" WEST 2.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 249.73 FEET; THENCE WESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 24° 33' 35" AN ARC LENGTH OF 107.05 FEET; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 02° 46' 17" WEST 63.05 FEET TO AN ANGLE POINT; THENCE NORTH 39° 48' 50" EAST 195.14 FEET; THENCE NORTH 39° 53' 11" EAST 92.82 FEET TO AN ANGLE POINT; THENCE NORTH 04° 09' 33" EAST 28.66 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 0.76 ACRES

RESERVING A RIGHT OF WAY FOR UTILITY AND ROAD PURPOSES, OVER, UPON, AND ACROSS THE NORTHERLY 28.00 FEET OF THE ABOVE DESCRIBED PORTION OF PARCEL 2 FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 OF SAID CERTIFICATE OF COMPLIANCE.



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EXHIBIT C
Hays Property
2750 Rumsey Drive

APN Por. 223-081-026

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

PARCEL 2 AS DESCRIBED IN A CERTIFICATE OF COMPLIANCE ISSUED BY THE CITY OF RIVERSIDE AND RECORDED SEPTEMBER 9, 1993 AS INSTRUMENT NO.1993-00354118 OF OFFICIAL RECORDS OF SAID COUNTY;

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 2;

THENCE SOUTH 88° 39' 50" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF 403.46 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 88° 39' 50" EAST A DISTANCE OF 8.54 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2;

THENCE SOUTH 02° 16' 10" WEST ALONG THE EASTERLY LINE OF SAID PARCEL 2, ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF VICTORIA AVENUE, 120.00 FEET WIDE, A DISTANCE OF 308.12 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2;

THENCE NORTH 87° 38' 50" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF RUMSEY DRIVE, A DISTANCE OF 33.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 138.30 FEET;

THENCE WESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 15° 37' 00" AN ARC LENGTH OF 37.70 FEET;

THENCE SOUTH 76° 44' 10" WEST, TANGENT TO SAID CURVE, A DISTANCE OF 2.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 249.73 FEET;

THENCE WESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 24° 33' 35" AN ARC LENGTH OF 107.05 FEET;



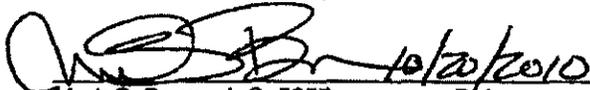
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THENCE NORTH 02° 46' 17" WEST, A DISTANCE OF 63.05 FEET;
THENCE NORTH 39° 48' 50" EAST A DISTANCE OF 195.14 FEET;
THENCE NORTH 39° 53' 11" EAST A DISTANCE OF 92.82 FEET;
THENCE NORTH 04° 09' 33" EAST 28.66 FEET TO THE POINT OF
BEGINNING;

SAID PARCEL CONTAINS 2.07 ACRES MORE OR LESS

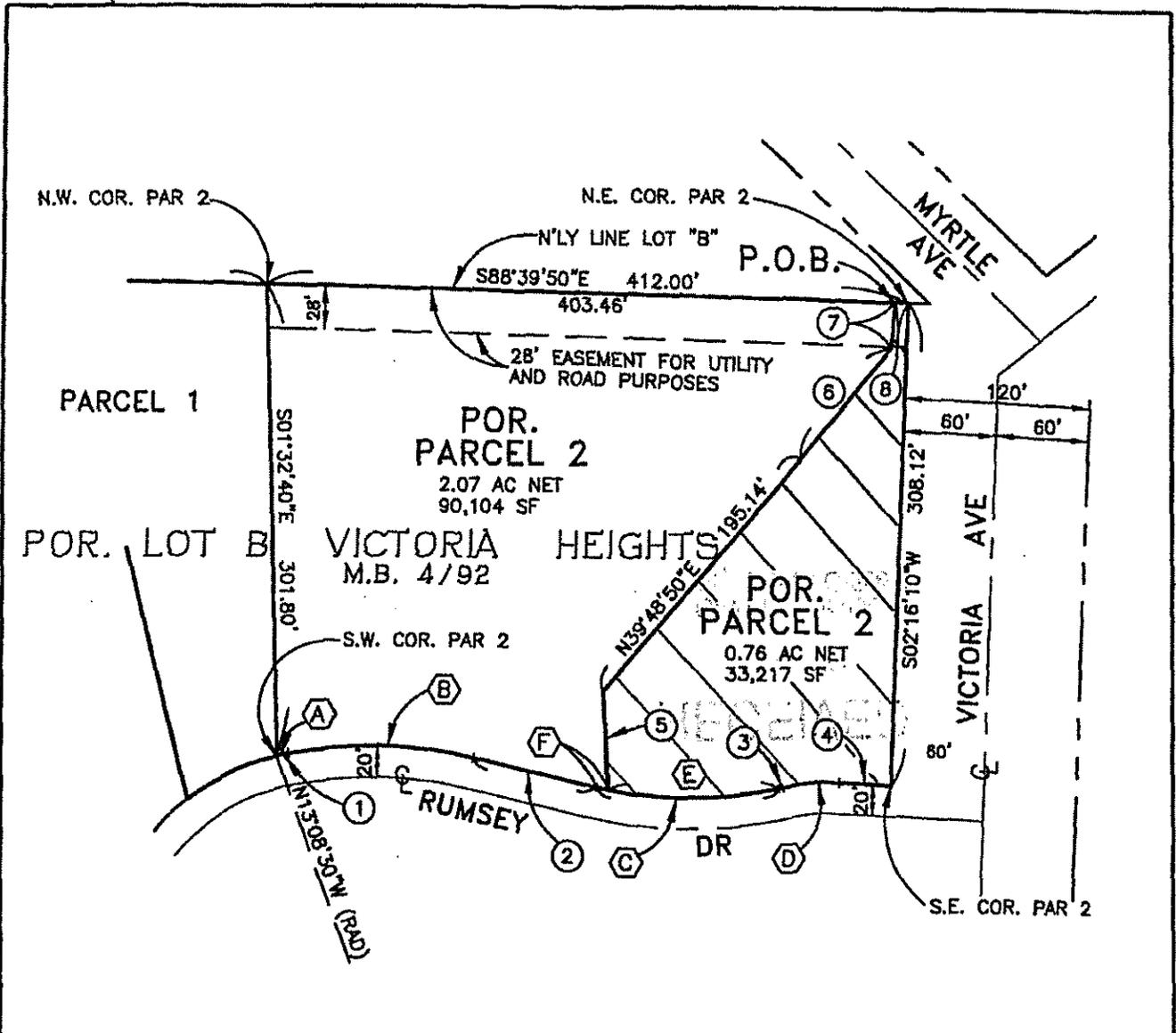
This description was prepared by me or under my direction in
conformance with the requirements of the Land Surveyors Act.

 10/20/2010 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/11



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CURVE DATA				
	Δ	R	L	T
(A)	02°02'40"	138.30'	4.93'	2.47'
(B)	24°10'00"	282.04'	118.96'	60.38'
(C)	26°20'00"	249.73'	114.78'	58.42'
(D)	15°37'00"	138.30'	37.70'	18.97'
(E)	24°33'35"	249.73'	107.05'	54.36'
(F)	01°46'25"	249.73'	7.73'	3.87'

LINE DATA	
BEARING	DIST.
(1) N78°54'10"E	2.62'
(2) S76°55'50"E	80.80'
(3) S76°44'10"W	2.56'
(4) N87°38'50"W	33.75'

LINE DATA	
BEARING	DIST.
(5) N02°46'17"W	63.05'
(6) N39°53'11"E	92.82'
(7) N04°09'33"E	28.66'
(8) S88°39'50"E	8.54'



SCALE: 1"=80'

CITY OF RIVERSIDE, CALIFORNIA

This plat is solely an aid in locating the parcel described in the attached document. It is not part of the written description therein.

Sheet 1 of 1

Scale: 1"=80'	Drawn By: GRW	Date: 8-2010	Case: PW-014-923
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