

CHICAGO TITLE COMPANY

When recorded mail to:

Nicholas D. Haddad
9521 Joyzelle
Garden Grove, Ca. 92641

COPY of Document Recorded
on 7-22-44 as No. 94-314333
Has not been compared with original.
SAN BERNARDINO COUNTY RECORDER

FOR RECORDER'S OFFICE USE ONLY

Project: City of Riverside / Haddad
Land Exchange - Colton

THE UNDERSIGNED GRANTOR DECLARES
DOCUMENTARY TRANSFER TAX \$ 928.50

- Computed on full value of property conveyed, or
- Computed on full value less liens & encumbrances remaining thereon at time of sale. 1

GRANT DEED

APND 260-291-72 City of Colton

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby grant to NICHOLAS D. HADDAD, a married man as his sole and separate property as to an undivided 90% interest, and JO RIVELA, a married woman as her sole and separate property as to an undivided 10% interest, the real property located in the County of San Bernardino, State of California, described as follows:

THAT portion of Parcel 3 of those certain parcels of land conveyed to the City of Riverside by deed recorded July 20, 1962, in Book 5737, pages 359 through 364, Official Records of San Bernardino County, California, and also as Parcel 3 by deed recorded December 28, 1956, in Book 4119, page 290 et seq. of said Official Records of San Bernardino County, California, more particularly described as follows:

THAT portion of Lots 39, 42, 44, 50 and 51 according to Map of Subdivision of Bandini Donation, in the City of Colton, County of San Bernardino, State of California, as per plat recorded in Book 3 of Maps, page 24, records of San Bernardino County, California, described as follows:

BEGINNING at a point in Course No. 4 of Jurupa Rancho as finally confirmed to Louis Rubidoux and 998.3 feet westerly from post "J5" of said Jurupa Rancho, said point being in the south line of Lot 53 of said Bandini Donation, said point also being in the center of Rialto Road;

THENCE North 4°10' East, 883.77 feet

THENCE North 13°40' West, 807 feet to the TRUE POINT OF BEGINNING of the herein described parcel of land, said point being in the centerline of said Rialto Road;

THENCE North 13°40' West, along said centerline of Rialto Road, 2,595 feet;

THENCE North 45°25' East, 1,288 feet;

THENCE North 22°31' East, 1,781 feet;

THENCE North 34°26' East, 1,215.2 feet, more or less, to a point in the northerly line of said Lot 39;

THENCE South 52°15' East, 831 feet, more or less, to a point in the easterly line of said Lot 39;

THENCE South 18°00' West, 2,133.7 feet, more or less, along the easterly line of Lot 39, to a point in the northerly line of Lot 42;

THENCE South 54°00' East, along the northerly line of Lot 42, a distance of 760.7 feet;

THENCE South 16°20' West, 2,004.8 feet to the northeasterly corner of said Lot 50;

THENCE South 14°48' West, along the easterly line of said Lot 50, a distance of 568 feet;

THENCE North 85°16' West, 320.7 feet;

THENCE South 30°25' West, 597.0 feet;

THENCE South 82°27' West, 964 feet to said TRUE POINT OF BEGINNING.

INCLUDING the water well and the right as overlying landowner to the use of the ground waters, but excluding any right to or interest in the waters of the Riverside Ground Water Basin which the Second Party is entitled to extract pursuant to the provisions of the Judgement in the litigation titled Western Municipal Water District of Riverside County, et al., v. San Bernardino Valley Municipal Water District, et al., Riverside County Superior Court Case No. 78426, which waters and extraction rights are reserved unto the Second Party.

EXCEPTING therefrom that portion conveyed to the County of San Bernardino by deed recorded March 9, 1976, in Book 8879, page 923 et seq. of Official Records of said San Bernardino County, California.

ALSO EXCEPTING therefrom that portion lying southeasterly of the northwesterly line of Parcel "A" of those certain parcels of land conveyed to the San Bernardino County Flood Control District by deed recorded October 9, 1962, in Book 5781, page 131 et seq., of Official Records of said San Bernardino County, California; said northwesterly line being described as follows:

BEGINNING at a point in the centerline of Riverside-Rialto Road distant thereon South 13°40' East (recorded as South 12°57'07" East) 4,057.43 feet from the intersection of the centerline of Agua Mansa Road;

THENCE North 35°14'47" East (recorded as South 35°57'40" West), along said northwesterly line, a distance of 2,795.25 feet to the beginning of a tangent curve concave northwesterly and having a radius of 4,475 feet;

THENCE northeasterly, continuing along said northwesterly line and along said curve through a central angle of 17°34'50", an arc length of 1,373.11 feet;

THENCE North 17°39'57" East (recorded as South 18°22'50" West), along said northwesterly line, 925.94 feet and the END of this line description.

ALSO EXCEPTING therefrom that portion, if any, included within the lines of the land described in Final Order of Condemnation recorded July 17, 1990, as Instrument No. 90-279359 of said Official Records.

ALSO EXCEPTING therefrom an undivided 7/8th of all oil, gas and other like materials as reserved by Rivino Land Company in deed recorded June 29, 1921 in Book 719 of Deeds page 243, records of said County.

Area: 89.32 acres

| | | |
|-----------------------------|--------------------|---------|
| DESCRIPTION | APPROVAL | 7/14/94 |
| <i>M.S.-Bm</i> | <i>[Signature]</i> | |
| SURVEYOR, CITY OF RIVERSIDE | by <i>WF</i> | |



Dated July 20, 19 94

CITY OF RIVERSIDE,
a municipal corporation

By John E. Holmes
(CITY MANAGER)

APPROVED AS TO FORM
Robert A. Sams 7/18
ASST. CITY ATTORNEY

City Manager

Attest Karen E. Lindquist
City Clerk

GENERAL ACKNOWLEDGEMENT

ate of California }
junty of Riverside } ss

on July 20, 1994, before me Margaret I. Archambault
(date) (name)

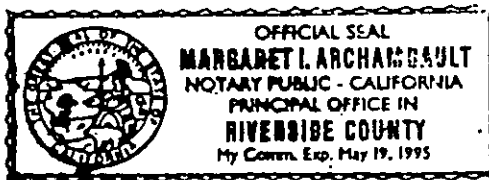
Notary Public in and for said State, personally appeared

John E. Holmes & Karen E. Lindquist
Name(s) of Signer(s)

I 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/it~~ they executed the same in ~~his/her/its~~ their authorized capacity(ies), and that by ~~his/her/its~~ 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.

Margaret I. Archambault
Signature



cltn.h&r

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- (X) Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

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

GOVERNMENT CODE 27361.7

I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE NOTARY SEAL
ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS
FOLLOWS:

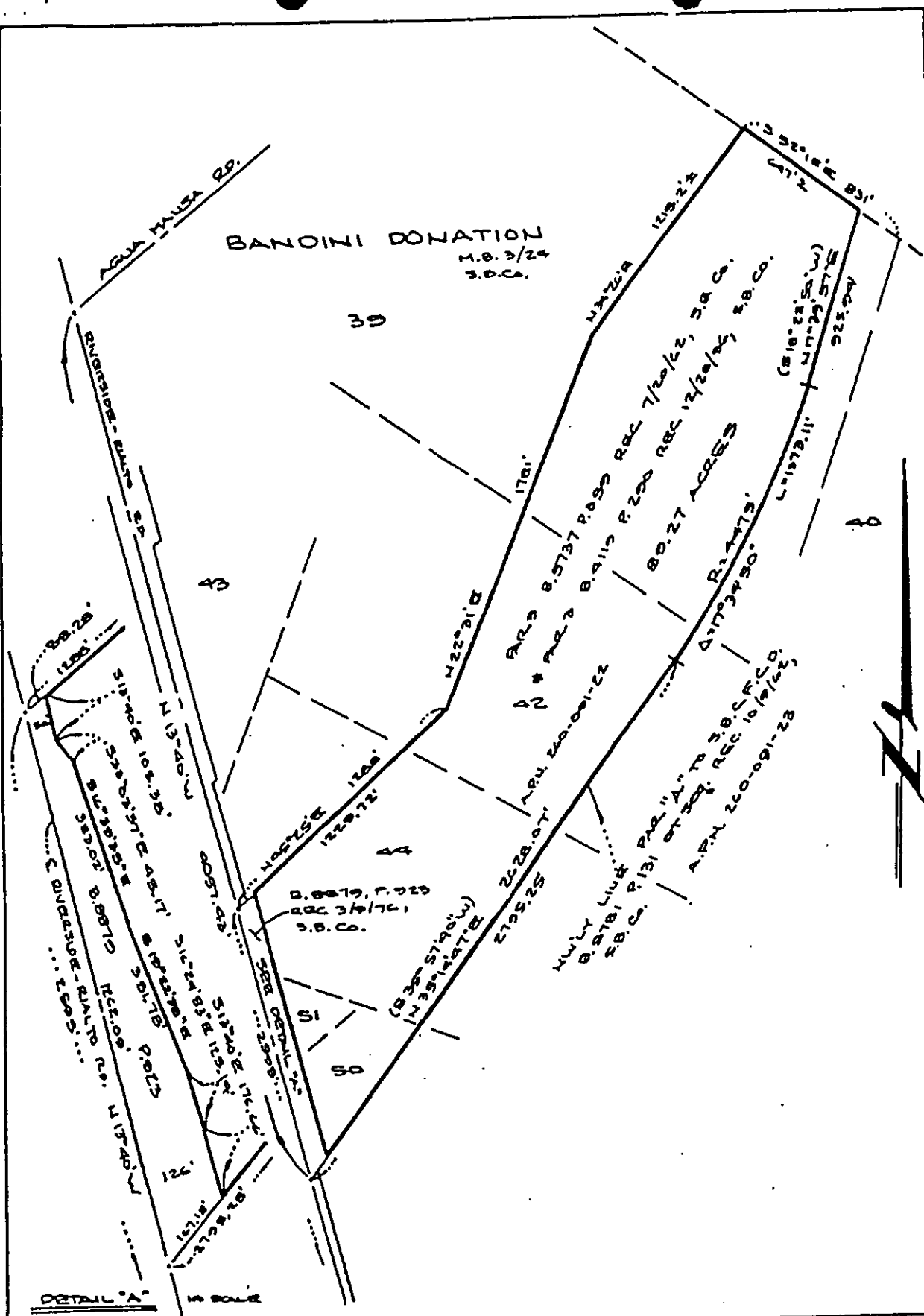
NAME OF NOTARY: Margaret I. Archambault

DATE COMMISSION EXPIRES: May 19, 1995

DATE: July 21, 1994

PLACE OF EXECUTION: SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

Geoff Taylor CHICAGO TITLE COMPANY
GEOFF TAYLOR





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.

SCALE: 1" = 100' N/A DRAWN BY: [Signature] DATE: 2/13/94 SUBJECT: COLTON LAND EXCHANGE

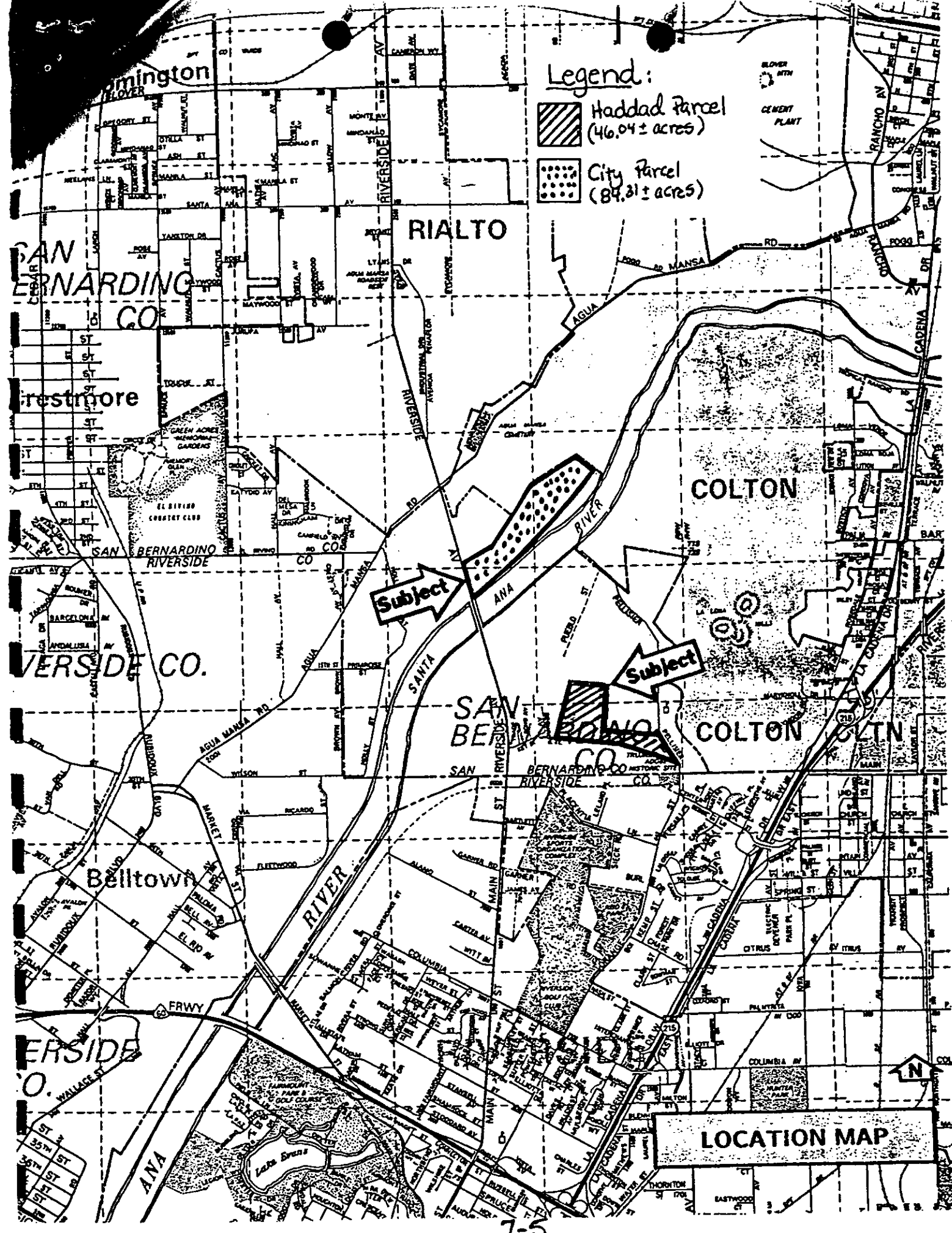
SHEET 1 OF 1

Legend:

 Haddad Parcel
(46.04 ± acres)

 City Parcel
(84.81 ± acres)

 BLOWER Mtn
 CEMENT PLANT



LOCATION MAP