

481277
12/23/96

When recorded mail to:

Riverside County Transportation Commission
3560 University Avenue, Suite 100
Riverside, California 92501

FOR RECORDER'S OFFICE USE ONLY

EXEMPT FROM RECORDING FEE UNDER GOV. CODE SECTION 27383
Project: Van Buren Offramp

A.P.N. 234-250-009, -010, -012

DX - 1135

GRANT DEED

On April 11, 1995 the City of Riverside and the Riverside County Transportation Commission entered into an agreement to construct a new offramp at Van Buren Boulevard and the 91 Freeway. The property described in EXHIBIT "A" was acquired to restrict access at the new intersection of the offramp and Indiana Avenue. Per mutual agreement, the City of Riverside acquired this parcel on behalf of the Riverside County Transportation Commission to facilitate construction of the offramp.

THEREFORE, 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 the RIVERSIDE COUNTY TRANSPORTATION COMMISSION, a Public Entity and Political Subdivision of the State of California, the real property located in the City of Riverside, County of Riverside, State of California, as described in EXHIBIT "A" attached.

Dated October 17, 1996

CITY OF RIVERSIDE,
a municipal corporation

By John E. Holmes
City Manager

Attest Colleen Nicol
City Clerk

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

On _____, before me JANIS LOWRY
(date) (name)

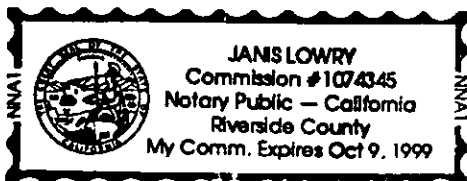
a Notary Public in and for said State, personally appeared

JOHN E. HOLMES & COLLEEN J. NICOL
Name(s) of Signer(s)

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 SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- (X) Other
CITY MANAGER &
CITY CLERK
- () Partner(s)
() General
() Limited

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

CITY OF RIVERSIDE

EXHIBIT A

PARCEL 1:

ALL THAT PORTION OF LOTS 1 AND 2 IN BLOCK 29 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID BLOCK 29, WHICH BEARS SOUTH 56°01' WEST, 493.99 FEET FROM THE MOST NORTHERLY CORNER OF SAID BLOCK, SAID POINT BEING ALSO THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JOSE RODRIGUEZ AND MARIA RODRIGUEZ, HIS WIFE, BY DEED RECORDED DECEMBER 28, 1939 IN BOOK 440, PAGE 516 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 26°21' EAST, 96.83 FEET;

THENCE NORTH 68°11' EAST, 42.02 FEET, TO THE CENTER LINE OF THE ABANDONED CANAL RIGHT OF WAY OF THE RIVERSIDE WATER COMPANY, THE LAST 2 COURSES FOLLOWING ALONG THE WESTERLY AND SOUTHERLY LINES OF THAT CERTAIN PARCEL SO CONVEYED TO JOSE RODRIGUEZ AND MARIA RODRIGUEZ;

THENCE ALONG THE CENTER LINE OF SAID ABANDONED CANAL RIGHT OF WAY THE FOLLOWING 5 COURSES AND DISTANCES;

THENCE SOUTH 14°17' EAST, 38.06 FEET;

THENCE SOUTH 00°45' EAST, 124.65 FEET;

THENCE SOUTH 15°46' WEST, 116.26 FEET;

THENCE SOUTH 25°06' WEST, 66.85 FEET;

THENCE SOUTH 37°31' WEST, 85.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO PASCUAL ZUNIGA BY DEED RECORDED MARCH 29, 1940 IN BOOK 454, PAGE 432 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 33°59' WEST, ALONG THE EASTERLY LINE OF THAT CERTAIN PARCEL SO CONVEYED TO PASCUAL ZUNIGA AND THE NORTHERLY EXTENSION THEREOF, 238.40 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JOSE AGUILAR BY DEED RECORDED JANUARY

11, 1921 IN BOOK 539, PAGE 477 OF DEEDS, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 41°31' EAST, ALONG THE SOUTHERLY LINE OF THAT CERTAIN PARCEL SO CONVEYED TO JOSE AGUILAR, 77.47 FEET TO THE SOUTHEASTERLY CORNER THEREOF, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO PASCUAL ZUNIGA BY DEED RECORDED AUGUST 7, 1929, IN BOOK 821, PAGE(S) 327 OF DEEDS, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 56°01' EAST, 50.00 FEET;

THENCE NORTH 33°59' WEST, 124.00 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 29; THE LAST 2 COURSES FOLLOWING ALONG THE SOUTHERLY AND EASTERLY LINES OF THAT CERTAIN PARCEL SO CONVEYED TO PASCUAL ZUNIGA. LAST ABOVE MENTIONED;

THENCE NORTH 56°01' EAST ALONG SAID NORTHWESTERLY LINE OF BLOCK 29, 154.41 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ALL THAT PORTION OF LOT 1 IN BLOCK 29 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID BLOCK 29, WHICH BEARS SOUTH 56°01' WEST, 643.40 FEET FROM THE MOST NORTHERLY CORNER OF SAID BLOCK, SAID POINT BEING ALSO THE MOST NORTHERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO PASCUAL ZUNIGA BY DEED RECORDED AUGUST 7, 1929 IN BOOK 821, PAGE(S) 327 OF DEEDS, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 33°59' EAST 120.00 FEET, BEING ALONG THE NORTHEASTERLY LINE OF SAID ZUNIGA PARCEL;

THENCE NORTH 56°01' EAST, 70.00 FEET;

THENCE NORTH 33°59' WEST, 120.00 FEET MORE LESS TO THE NORTHWEST LINE OF SAID BLOCK 29;

THENCE SOUTH 56°01' WEST, 70.00 FEET MORE OR LESS TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTHWESTERLY OF A LINE LYING PARALLEL WITH AND 44 FEET SOUTHEASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF INDIANA AVENUE, 80 FEET WIDE, AS SHOWN

ON SAID MAP OF THE RIVERSIDE LAND AND IRRIGATING COMPANY;

ALSO EXCEPTING THEREFROM ANY ABUTTERS AND ACCESS RIGHTS APPURTENANT TO SAID INDIANA AVENUE SO THAT LANDS ABUTTING SAID PROPERTY ABOVE DESCRIBED SHALL HAVE NO RIGHT OF ACCESS OR EASEMENT OF ACCESS THERETO.

AREA: 60,420 SQUARE FEET, MORE OR LESS.

PARCEL 2:

ALL THAT PORTION OF LOT 1 IN BLOCK 29 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID BLOCK 29, WHICH BEARS SOUTH 56°01' WEST, 643.40 FEET FROM THE MOST NORTHERLY CORNER OF SAID BLOCK, SAID POINT BEING ALSO THE MOST NORTHERLY CORNER OF A PARCEL OF LAND CONVEYED TO PASCUAL ZUNIGA BY DEED RECORDED AUGUST 7, 1929 IN BOOK 821, PAGE(S) 327 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 33°59' EAST 120.00 FEET, BEING ALONG THE NORTHEASTERLY LINE OF SAID ZUNIGA PARCEL;

THENCE NORTH 56°01' EAST, 70.00 FEET;

THENCE NORTH 33°59' WEST, 120.00 FEET MORE OR LESS TO THE NORTHWEST LINE OF SAID BLOCK 29;

THENCE SOUTH 56°01' WEST, 70.00 FEET MORE OR LESS TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION LYING NORTHWESTERLY OF A LINE LYING PARALLEL WITH AND 44 FEET SOUTHEASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF INDIANA AVENUE, 80 FEET WIDE, AS SHOWN ON SAID MAP OF THE RIVERSIDE LAND AND IRRIGATING COMPANY;

ALSO EXCEPTING THEREFROM ANY ABUTTERS AND ACCESS RIGHTS APPURTENANT TO SAID INDIANA AVENUE SO THAT LANDS ABUTTING SAID PROPERTY ABOVE DESCRIBED SHALL HAVE NO RIGHT OF ACCESS OR EASEMENT OF ACCESS THERETO.

AREA: 8,120 SQUARE FEET, MORE OR LESS.

PARCEL 3

THAT PORTION OF LOT 2 IN BLOCK 29 OF LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP RECORDED IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID BLOCK 29;

THENCE SOUTH 56°01' WEST, 698.4 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 33°59' EAST, 124.00 FEET;

THENCE SOUTH 41°31' WEST, 77.47 FEET;

THENCE NORTH 33°59' WEST, 143.40 FEET;


THENCE NORTH 56°01' EAST, 75.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION LYING NORTHWESTERLY OF A LINE LYING PARALLEL WITH AND 44 FEET SOUTHEASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF INDIANA AVENUE, 80 FEET WIDE, AS SHOWN ON SAID MAP OF THE RIVERSIDE LAND AND IRRIGATING COMPANY;

ALSO EXCEPTING THEREFROM ANY ABUTTERS AND ACCESS RIGHTS APPURTENANT TO SAID INDIANA AVENUE SO THAT LANDS ABUTTING SAID PROPERTY ABOVE DESCRIBED SHALL HAVE NO RIGHT OF ACCESS OR EASEMENT OF ACCESS THERETO.

AREA: 9,728 SQUARE FEET, MORE OF LESS.

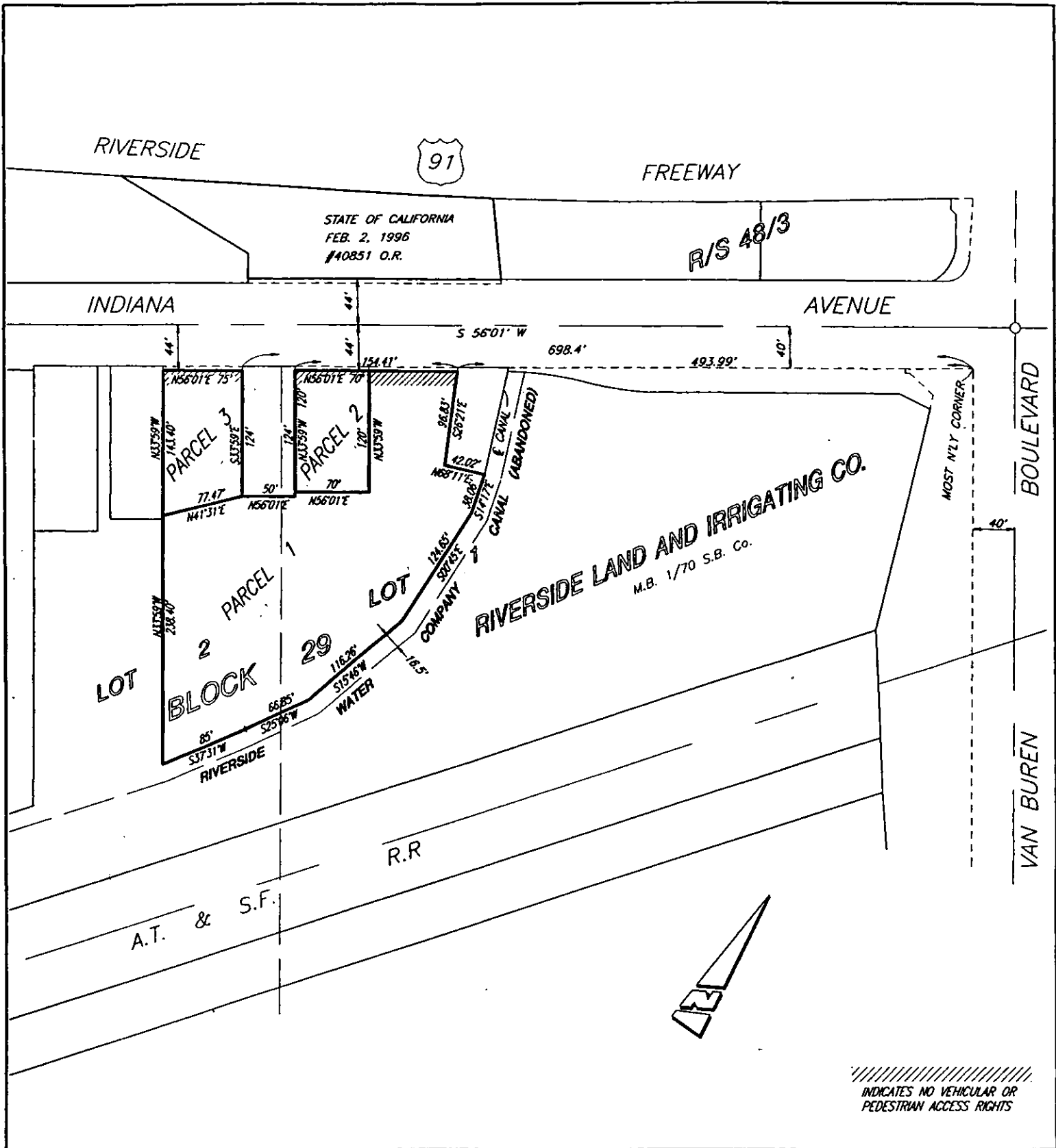
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 10/16/99
Prep. _____

Mark S. Brown, L.S. 5655
License Expires 9/30/99

Date





● 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

66-7
81-1

SCALE: N.T.S.

DRAWN BY: Kgs

2/26/96

SUBJECT: VAN BUREN HOOK RAMP

DX 1135

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Riverside County Transportation Commission
3560 University Avenue, Ste. 100
Riverside, CA 92501

COPY of Document Recorded
on DEC 23 1996 as No. 481277
has not been compared with
original.
FRANK K. JOHNSON
County Recorder
RIVERSIDE COUNTY CALIFORNIA

No Documentary Transfer Tax Payable
(Conveyance to a Public Agency)
Pursuant to Revenue and Taxation Code § 11922;
No Recording Fee, Pursuant to Gov't. Code § 27383

CERTIFICATE OF ACCEPTANCE

OF

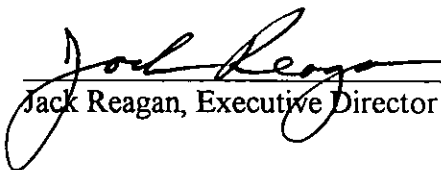
GRANT DEED

This is to certify that the interest in real property conveyed by the Grant Deed to which this Certificate of Acceptance is attached, dated October 17, 1996, from the CITY OF RIVERSIDE to the RIVERSIDE COUNTY TRANSPORTATION COMMISSION, a public entity and political subdivision of the State of California, existing under the authority of Section 130050 et seq. of The California Public Utilities Code ("RCTC"), is hereby accepted by the undersigned officer on behalf of RCTC, and RCTC consents to recordation thereof by its duly authorized agent.

Dated: November 15, 1996.

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

By:


Jack Reagan, Executive Director