

Recording Requested By
First American Title Company

DOC 2004-1013919

12/22/2004 08:00A Fee:22.00
Page 1 of 6 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Gary L. Orso
Assessor, County Clerk & Recorder

When recorded mail to:

SURVEYOR, City of Riverside
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522



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FOR RECORDER'S OFFICE USE ONLY
Full Value Transfer Tax \$88.00

DX - 1329

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Project: PU-52
APN: 256-061-007 TRA 0807034
Address: Ross Reservoir

R11 1566636-6

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantor does hereby grant to NICHOLAS E. TAVAGLIONE, a married man, as his sole and separate property, 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 September 10, 2004

CITY OF RIVERSIDE,
a municipal corporation

By [Signature]
City Manager
Pro Tempore

APPROVED
CITY ATTORNEYS OFFICE

[Signature]
Deputy City Attorney

Attest [Signature]
City Clerk

DX 1329

GENERAL ACKNOWLEDGEMENT

State of California

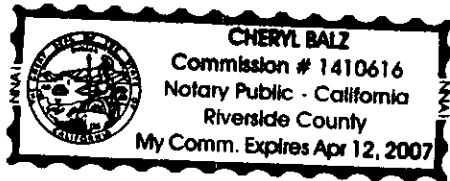
County of Riverside } ss

On September 10, 2004, before me Cheryl Balz
(date) (name)

a Notary Public in and for said State, personally appeared

Michael J. Beck
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.

[Signature]
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

() Guardian/Conservator
() Individual(s)
() Trustee(s)

() Other

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

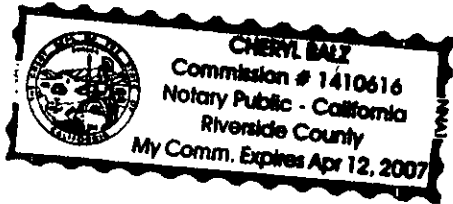
The party(ies) executing this document is/are representing:
City of Riverside
Grant Deed w/ Nicholas Taraglio one

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Riverside } ss.

On September 13 2004 before me, Cheryl Balz, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Colleen J. Nicol
Name(s) of Signer(s)

personally known to me
 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.

[Signature]
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 w/ Nicholas Tavaignon

Document Date: 9-10-04 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____

Signer Is Representing: _____

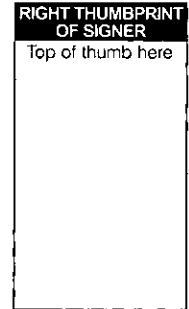


EXHIBIT A

Project: PU-52-Proposed Central Reservoir

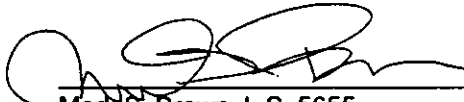
THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

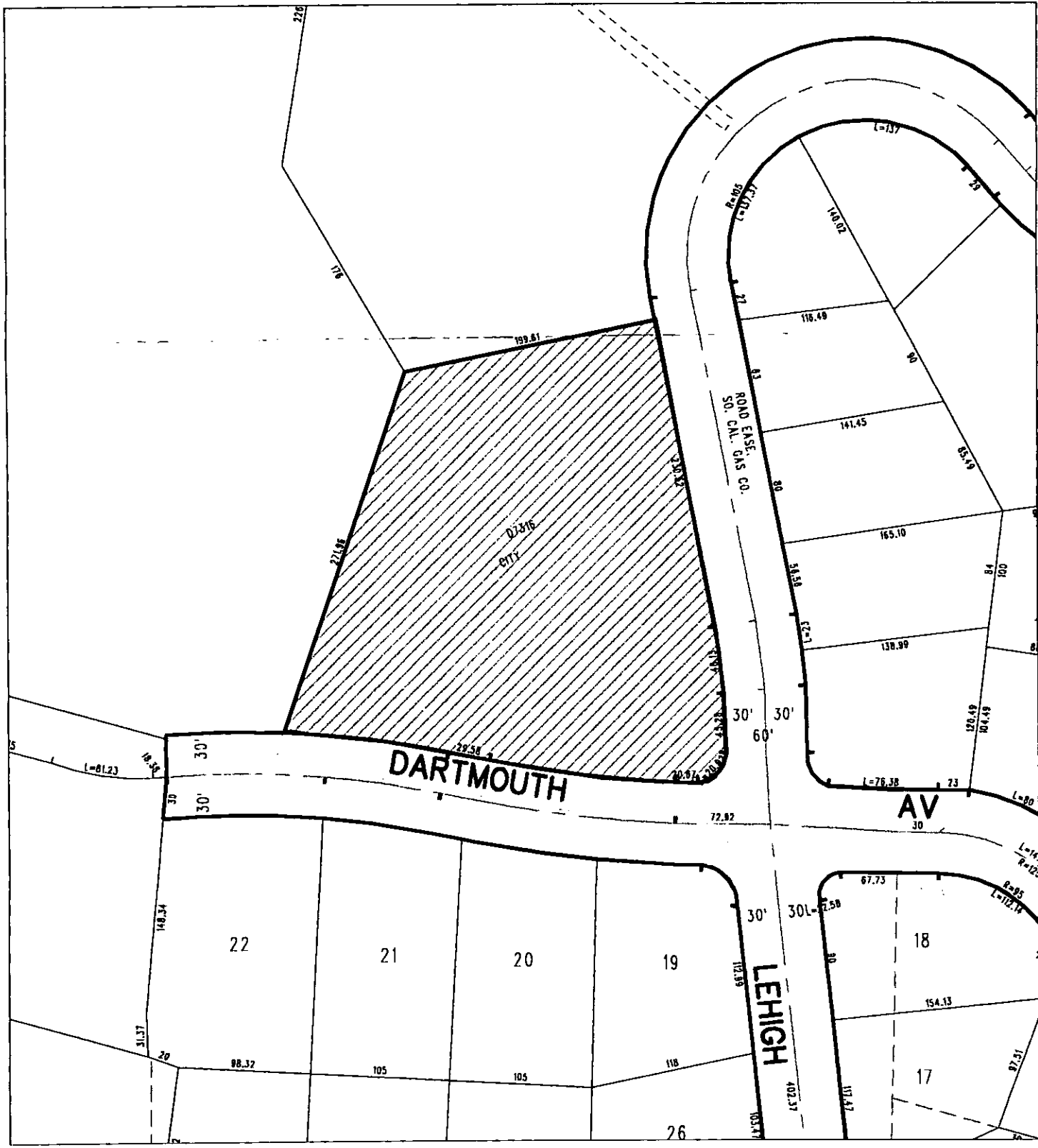
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT "H" (DARTMOUTH AVENUE) AS SAID LOT IS SHOWN ON UNIVERSITY CITY UNIT NO. 2 ON FILE IN BOOK 33, PAGES 43 AND 44 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WITH THE WEST LINE BEARING NORTH 18° 39' 00" EAST OF THAT CERTAIN PARCEL OF LAND CONVEYED AS DIVISION 4 TO VICTORIA INVESTMENT COMPANY, A CALIFORNIA CORPORATION, BY DEED RECORDED MAY 29, 1962, AS INSTRUMENT NO. 50275 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE NORTH 18° 39' 00" EAST, ALONG SAID WEST LINE, 271.96 FEET TO AN ANGLE POINT IN SAID WEST LINE;
THENCE NORTH 77° 50' 58" EAST 199.61 FEET TO THE WEST LINE OF THAT CERTAIN RIGHT OF WAY, 60 FEET IN WIDTH, CONVEYED TO THE SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, BY DEED RECORDED MARCH 14, 1968, AS INSTRUMENT NO. 23205 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE SOUTH 12° 09' 02" EAST 230.52 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 270.00 FEET;
THENCE SOUTHEAST, ALONG SAID CURVE, AN ARC LENGTH OF 46.13 FEET THRU A CENTRAL ANGLE OF 9° 47' 21";
THENCE SOUTH 02° 21' 41" EAST 43.28 FEET TO A POINT IN SAID NORTH LINE OF LOT "H"; THE PRECEDING THREE COURSES BEING ALONG SAID RIGHT OF WAY, 60 FEET IN WIDTH, AS CONVEYED TO THE SOUTHERN CALIFORNIA GAS COMPANY; SAID POINT ALSO BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTH, SOUTHWEST AND WEST, ALONG SAID CURVE, AN ARC LENGTH 32.32 FEET THRU A CENTRAL ANGLE OF 92° 34' 45";
THENCE NORTH 89° 46' 56" WEST 20.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 770.00 FEET;

THENCE WEST AND NORTHWEST, ALONG SAID CURVE, AN ARC LENGTH OF 147.83 FEET THRU A CENTRAL ANGLE OF 11° 00' 00";
THENCE NORTH 78° 46' 56" WEST 29.58 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 830.00 FEET;
THENCE NORTHWEST AND WEST, ALONG SAID CURVE, AN ARC LENGTH OF 122.63 FEET THRU A CENTRAL ANGLE OF 8° 27' 56" TO THE POINT OF BEGINNING; THE PRECEDING FIVE COURSES BEING ALONG NORTH LINE OF LOT "H".

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


Mark S. Brown, L.S. 5655 7/20/04 Date Prep. _____
License Expires 9/30/05





◆ 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: 1" = 100'

Drawn by: psv

Date: 07/16/04

Subject: PU-52

57-2