

OLD REVISIONS ONLY
COUNT

DOC # 2005-0617174

08/01/2005 08:00A Fee:61.00
Page 1 of 9 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
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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TRA-009

Project: PU -19
APN: 145-030-002-3
Address: Former Arlington Reservoir Site

DX - 1334

DTT: \$ 121.00



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 SATWANT S. JHAWAR and SUNEET K. SIDHU, husband and wife, as joint tenants, 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

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

[Signature]
City of Riverside

By *[Signature]*
City Manager Michael J. Beck
Pro Tempore

Attest *[Signature]*
City Clerk Colleen J. Nicol

DX 1334

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:

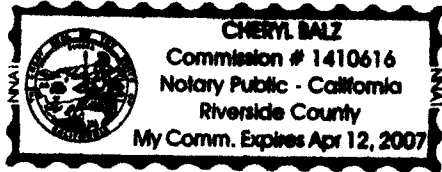
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

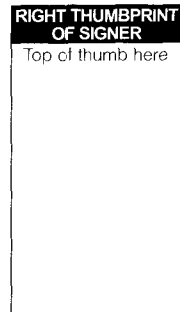
Title or Type of Document: grant deed to Satwant S. Jhavar and Suneet K. Sidhu
Document Date: 9-10-04 Number of Pages: _____

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: _____



DL 1334

EXHIBIT A
Project: PU-19

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

PARCEL 1

THAT PORTION OF LOT 11 OF LA GRANADA TRACT NO. 2 AS SHOWN UPON MAP THEREOF, RECORDED IN BOOK 14 OF MAPS AT PAGE 97 THEREOF; RIVERSIDE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINES OF BOLTON AVENUE AND COOK AVENUE AS SHOWN ON THE MAP OF SAID LA GRANADA TRACT NO. 2;

THENCE SOUTH 70° 40' WEST, ALONG THE CENTER LINE OF COOK AVENUE, A DISTANCE OF 688.94 FEET TO THE POINT OF INTERSECTION OF THE TANGENT LINES OF A 200.09 FOOT RADIUS CURVE (RECORDED AS 200 FOOT RADIUS CURVE) CONCAVE TO THE NORTH;

THENCE, LEAVING COOK AVENUE, SOUTH 23° 57' EAST, 573.65 FEET TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF LOT 12 OF SAID TRACT;

THENCE SOUTH 58° 31' 45" WEST (RECORDED AS SOUTH 58° 31' WEST) ALONG THE NORTHWESTERLY LINE OF LOT 12, A DISTANCE OF 416.91 FEET (RECORDED AS 416.98 FEET) TO AN ANGLE POINT THEREON FOR THE TRUE POINT OF BEGINNING:

THENCE FROM SAID TRUE POINT OF BEGINNING, CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID LOT 12, SOUTH 53° 08' 24" WEST (RECORDED AS SOUTH 53° 13' 30" WEST) A DISTANCE OF 161.10 FEET (RECORDED AS 161.82 FEET) TO AN ANGLE POINT THEREON;

THENCE CONTINUING ALONG SAID LINE SOUTH 4° 9' 15" WEST (RECORDED AS SOUTH 4° 14' 30" WEST) A DISTANCE OF 65.50 FEET TO AN ANGLE POINT THEREIN;

THENCE LEAVING THE WESTERLY LINE OF SAID LOT 12, SOUTH 20° 39' 37" WEST, A DISTANCE OF 376.42 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 16, BLOCK 51 OF LA GRANADA TRACT AS RECORDED IN MAP BOOK 12, PAGES 42 TO 51, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 16, NORTH 85° 27' WEST (RECORDED AS NORTH 85° 24" WEST) A DISTANCE OF 100.01 FEET (RECORDED AS 100.00 FEET) TO THE NORTHWESTERLY CORNER THEREOF; SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED, RECORDED IN BOOK 682, PAGE 389 OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 4° 33' 15" EAST (RECORDED AS NORTH 4° 36' EAST), ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 16, SAID LINE BEING ALSO THE EASTERLY LINE OF THE PARCEL RECORDED AS AFORESAID, A DISTANCE OF 100.00 FEET TO THE NORTHEASTERLY CORNER THEREOF;

THENCE NORTH 83° 29' 45" WEST (RECORDED AS NORTH 83° 27' WEST) ALONG THE NORTHERLY LINE OF AFORESAID PARCEL, A DISTANCE OF 138.00 FEET TO THE NORTHWESTERLY CORNER THEREOF;

THENCE LEAVING THE NORTHERLY LINE OF THE PARCEL RECORDED AS AFORESAID, NORTH 21° 55' 27" EAST, 627.75 FEET;

THENCE SOUTH 64° 51' 32" EAST, 200.10 FEET

THENCE SOUTH 36° 51' 32" EAST, 133.00 FEET TO THE TRUE POINT OF BEGINNING,

PARCEL 2

THAT PORTION OF LOT 11 OF LA GRANADA TRACT NO. 2 AS SHOWN UPON MAP THEREOF, RECORDED IN MAP BOOK 14 AT PAGE 97 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF BOLTON AVENUE AND COOK AVENUE AS SHOWN ON SAID MAP OF LA GRANADA TRACT NO. 2;

THENCE SOUTH 70° 40' WEST ALONG THE CENTER LINE OF COOK AVENUE, A DISTANCE OF 688.94 FEET TO THE POINT OF INTERSECTION OF THE TANGENT LINES OF A 200.09 FOOT RADIUS CURVE (RECORDED AS 200 FOOT RADIUS CURVE) CONCAVE TO THE NORTH;

THENCE, LEAVING COOK AVENUE, SOUTH 23° 57' EAST, 573.65 FEET TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF LOT 12 OF SAID TRACT;

THENCE SOUTH 58° 31' 45" WEST (RECORDED AS SOUTH 58° 31' WEST) ALONG THE NORTHWESTERLY LINE OF SAID LOT 12, 416.91 FEET (RECORDED AS 416.98 FEET) TO AN ANGLE POINT THEREON;

THENCE LEAVING THE NORTHWESTERLY LINE OF LOT 12, NORTH 36° 51' 32" WEST, 70.39 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 71° 18' 48" EAST, 142.63 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 66° 36' 36";

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 180.17 FEET TO THE END THEREOF;

THENCE NORTH 4° 42' 12" EAST, 259.55 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 27° 38' 44";

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 159.23 FEET TO THE END THEREOF;

THENCE NORTH 22° 56' 32" WEST, 85.72 FEET TO A POINT IN THE SOUTHERLY LINE OF COOK AVENUE, 50.00 FEET IN WIDTH;

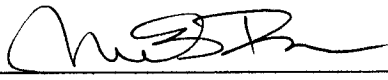
SAID LAST MENTIONED POINT BEING ON A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 225.00 FEET (RECORDED 225.00 FEET) AND FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 14° 52' 20" WEST;

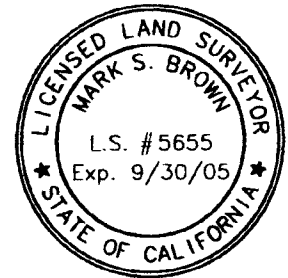
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 5' 53" FOR AN ARC DISTANCE OF 51.46 FEET TO A POINT THEREON FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 1° 46' 27" WEST;

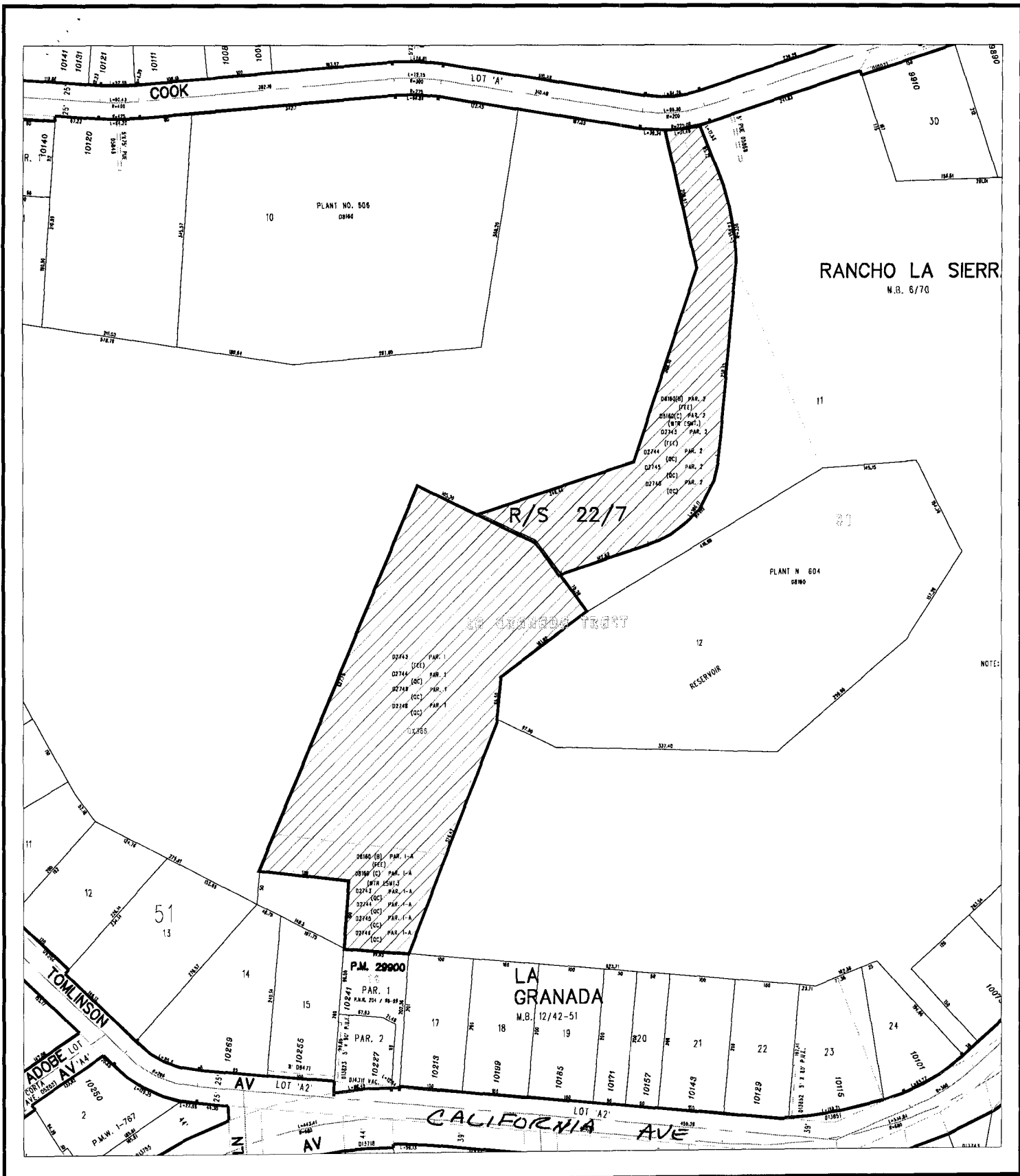
THENCE, LEAVING SAID CURVE AND THE SOUTHERLY LINE OF COOK AVENUE

AS AFORESAID SOUTH 13° 57' 07" EAST, 208.57 FEET;
THENCE SOUTH 17° 23' 06" WEST, 308.10 FEET;
THENCE SOUTH 71° 18' 48" WEST, 246.44 FEET;
THENCE SOUTH 64° 51' 32" EAST, 94.60 FEET;
THENCE SOUTH 36° 51' 32" EAST, 62.61 FEET TO THE TRUE POINT OF
BEGINNING.

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

 8/25/01 Prep. _____
Mark S. Brown, L.S. 5655 Date
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" = 200' Drawn by: bmark Date: 08/25/04

Subject: PU-19 651345

DX 1334

Government Code 27361.7


I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of notary: Cheryl Balz

Commission No.: 1410616

Date Commission expires: Apr 12, 2007

County: Riverside

By: 

Date: 8/1/05