

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



Project: PU-40  
APN: 235-362-022  
Address: Francis/Mary Reservoir

TRA 009-002

DX - 1345

Full Value Transfer Tax County \$605.00  
City \$605.00  
\$1,210.00

**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 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 November 10, 2004

CITY OF RIVERSIDE,  
a municipal corporation

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

By [Signature]  
Interim City Manager

BY [Signature]  
Deputy City Attorney

Attest [Signature]  
City Clerk

RIV 1566739-6

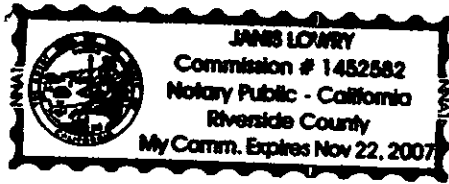
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of RIVERSIDE } ss.

On November 10, 2004 before me, JANIS LOWRY, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Thomas P. Evans and Colleen J. Wick  
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.

Janis Lowry  
Signature of Notary Public

**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: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

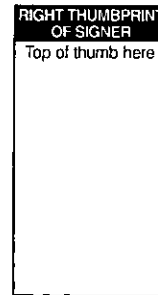
Signer(s) Other Than Named Above: \_\_\_\_\_

**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: \_\_\_\_\_



DX 1345

11509

EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Block 65 of Arlington Heights, as shown by map on file in Book 11, Pages 20 and 21 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the most westerly corner of Lot 3 of Tract 20811, as shown by map on file in Book 155, Pages 23 and 24 of Maps, records of Riverside County, California; said corner also being in the southeasterly line of Lot 22 of Tract No. 7234, as shown by map on file in Book 93, Pages 98 and 99 of Maps, records of said Riverside County;

THENCE South 55°59'44" West, along the southeasterly line of said Lot 22 and along the southeasterly line of Lot 44 of said Tract No. 7234, a distance of 289.97 feet to a point in the northeasterly line of Mary Street as shown by said Tract 20811; this point is hereinafter referred to as POINT "A";

THENCE South 33°59'39" East, along said northeasterly line of Mary Street, a distance of 337.69 feet to a point in the northwesterly line of Frances Street as shown by said Tract 20811; said point also being the most southerly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded November 25, 1913, in Book 385, Page 366 of Deeds, records of said Riverside County;

THENCE North 56°00'21" East, along said northwesterly line of Frances Street, a distance of 289.99 feet to the most southerly corner of Lot 1 of said Tract 20811;

THENCE North 33°59'52" West, along the southwesterly line of Lots 1 through 3 of said Tract 20811, a distance of 337.74 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion of said Block 65, lying southeasterly of a line that is parallel with and distant 33.00 feet northwesterly, as measured at right angles, from the centerline of Frances Street as shown by said Tract 20811;

ALSO EXCEPTING THEREFROM that portion of said Block 65, described as follows:

COMMENCING at POINT "A" hereinabove described;

THENCE South 33°59'39" East, along said northeasterly line of Mary Street, a distance of 37.49 feet to the POINT OF BEGINNING of the parcel of land being described:

THENCE South 33°59'39" East, continuing along said northeasterly line of Mary Street, a distance of 72.08 feet;

THENCE North 56°00'21" East, at right angle to said northeasterly line of Mary Street, a distance of 43.01 feet;

THENCE North 33°59'39" West, at right angle to the previous course, a distance of 72.08 feet;

THENCE South 56°00'21" West, a distance of 43.01 feet to the POINT OF BEGINNING.

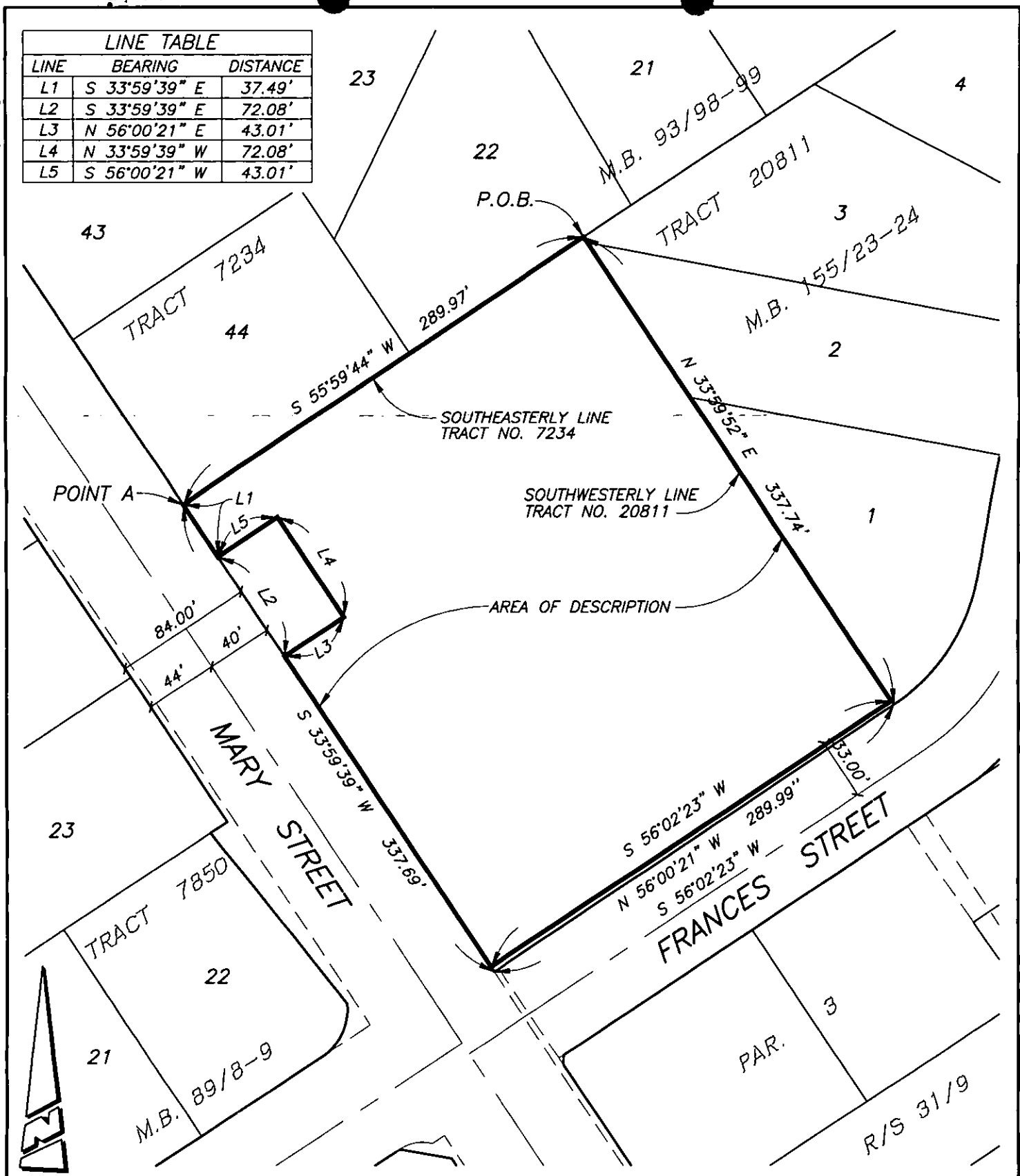
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Mark S. Brown 4/20/05 Date Prep. MB  
Mark S. Brown, L.S. 5655 License Expires 9/30/05



DX 1345

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°59'39" E	37.49'
L2	S 33°59'39" E	72.08'
L3	N 56°00'21" E	43.01'
L4	N 33°59'39" W	72.08'
L5	S 56°00'21" W	43.01'



● 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"=80'

DRAWN BY: RICH DATE: 04/20/05

SUBJECT: TRACT MAP 32713

69.3

Mary-Frances Plat

DX1345