

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

26

MAIL TAX STATEMENT TO:

VAN A. BRANDON
4377 CHICAGO AVE, RIVERSIDE, CA. 92507
Project: Parkview Nursery
APN: ~~211-161-030~~ 221-161-030
Address: ~~4377 Chicago Avenue~~ 4283 Chicago AV
90503732

DX - 1367



TRA:009

GRANT DEED

DTT: Shown separate

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 VAN A. BRANDON and MICHAELA L. BRANDON, Husband and Wife as Joint Tenants, as to a 1/3 Interest, and RONALD KEITH BRANDON, Trustee of the Ronald Keith Brandon Trust dated March 23, 1994, as to a 1/3 Interest, and GERALD H. BRANDON and CAROL L. BRANDON, Trustees of the Gerald H. Brandon and Carol L. Brandon 2004 Trust under Declaration of Trust dated November 8, 2004, as to a 1/3 Interest in 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 April 26, 2005

CITY OF RIVERSIDE,
a municipal corporation

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY Krist Smith
Deputy City Attorney

By [Signature]
City Manager

Attest [Signature]
City Clerk

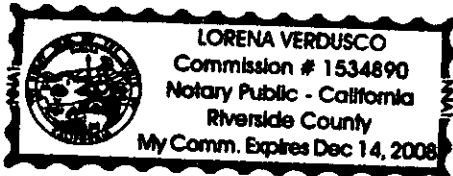
GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On April 26, 2005, before me Lorena Verduco
(date) (name)

a Notary Public in and for said State, personally appeared
Thomas P. Evans and 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.

Lorena Verduco
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:

ILLEGIBLE NOTARY SEAL DECLARATION

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: Lorena Verdusco

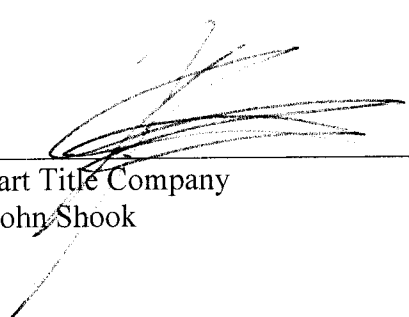
Date Commission Expires: December 14, 2008

Notary Identification Number: 1534890
(For Notaries commissioned after 1/1/92)

Manufacturer/Vendor Identification Number: NNA1
(For Notaries commissioned before 1/1/92)

Place of Execution of this declaration: Anaheim, California

Date: April 29, 2005



Stewart Title Company
By: John Shook

EXHIBIT A
Project. Parkview Nursery

That portion of Lots 1 and 40, together with Lots 2 through 4, inclusive, and Lots 37 through 39, inclusive, all in Block A of Grand View Place, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 5, Page 60, records of San Bernardino County, California, more particularly described as follows:

COMMENCING at the northeasterly corner of said Lot 1;

THENCE North $89^{\circ}41'$ West, along the northerly line of said Lot 1, a distance of 44.92 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE North $89^{\circ}41'$ West, continuing along said northerly line and along the northerly line of said Lots 2 through 4, a distance of 205.08 feet to the northwesterly corner of said Lot 4;

THENCE South $0^{\circ}05'30''$ West, along the westerly line of said Lot 4 and along the westerly line of said Lot 37, a distance of 265 feet to the southwestly corner of said Lot 37;

THENCE South $89^{\circ}41'$ East, along the southerly line of said Lots 37 through 40, a distance of 217.21 feet to the most westerly corner of that certain parcel of land described in Resolution No. 16287 of the City Council of the City of Riverside, recorded November 4, 1986, as Instrument No. 278646 of Official Records of Riverside County, California; said westerly corner also being the beginning of a non-tangent curve concaving northwesterly having a radius of 39.50 feet and to which the radial line bears South $36^{\circ}47'40''$ East;

THENCE northeasterly to the left along said curve and along the westerly line of said parcel as described in said Resolution, through a central angle of $23^{\circ}58'20''$ an arc length of 16.53 feet to a line parallel with and distant 55.00 feet westerly, as measured at right angles, from the centerline of Chicago Avenue as shown by Record of Survey on file in Book 21, Page 42 of Record of Surveys, records of said Riverside County;

THENCE North $0^{\circ}05'30''$ East, continuing along said westerly line and along said parallel line, a distance of 232.69 feet;

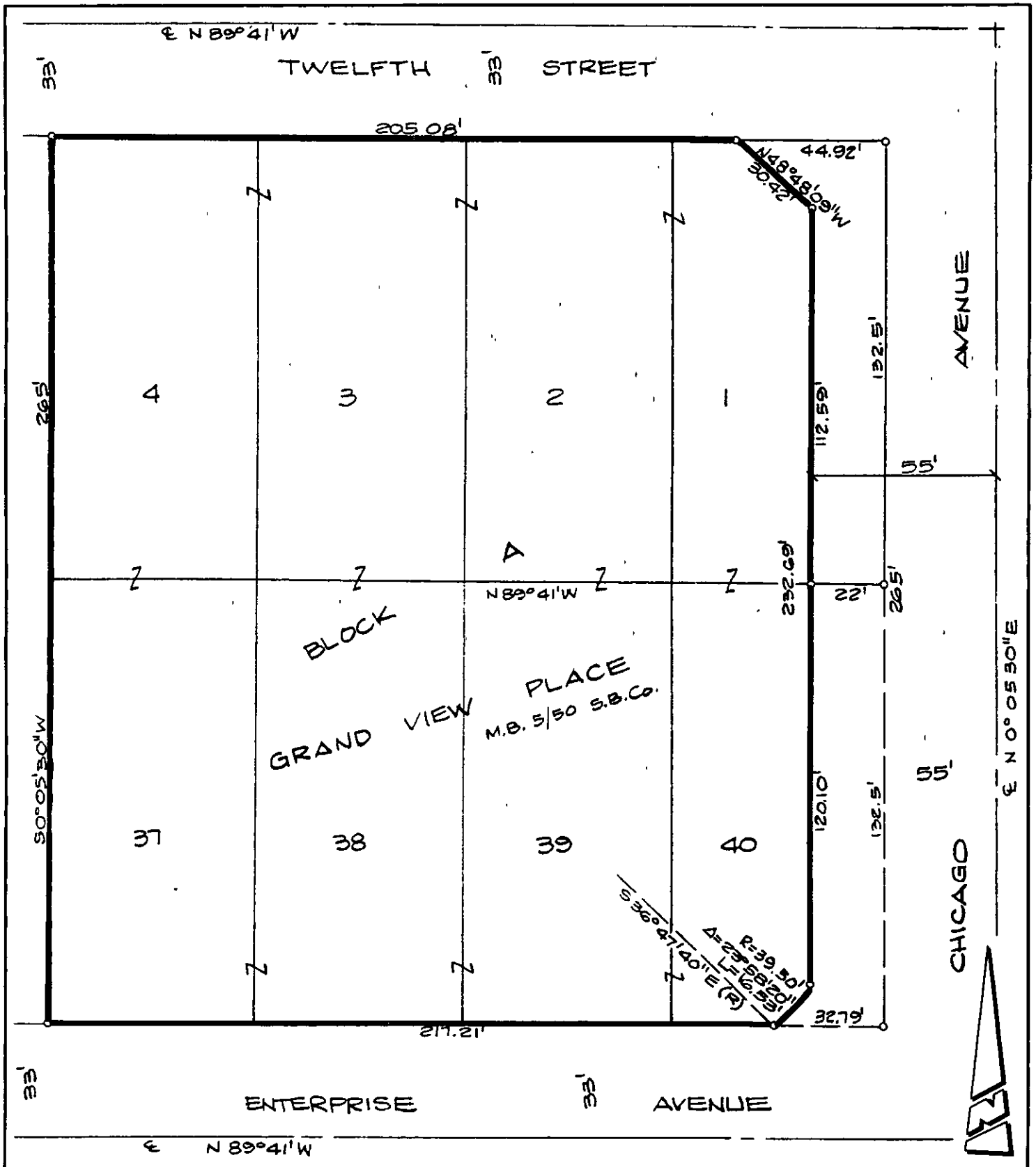
THENCE North $48^{\circ}48'09''$ West, a distance of 30.42 feet to the POINT OF BEGINNING.

DESCRIPTION APPROVAL

BY: Mark S. Brown 05-02-05
DATE

FOR MARK S. BROWN
CITY SURVEYOR

DX 1367



● CITY OF RIVERSIDE, CALIFORNIA ●

41-3

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"=40' DRAWN BY: RICH DATE: 04/12/05 SUBJECT: PARKVIEW NURSERY

This PLAT NOT Recorded with Original DOCUMENT.

DX 1367