

recorded mail to:

256839 City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.
At Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE
Book 1984, Page 256839
NOV 30 1984
Recorded in Official Records
of Riverside County, California
William E. Eganly
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: ILS Clear Zone - Riverside
Municipal Airport

GRANT DEED

11045

UPLAND INDUSTRIES CORPORATION, a Nebraska corporation,

Grantor,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 1

All that portion of Lots 46 thru 50, inclusive, of McClaskey Tract, as shown by map on file in Book 10, Pages 36 and 37 of Maps, records of Riverside County, California, more particularly described as follows:

BEGINNING at a point on the south line of said Lot 46 distant thereon North 89° 59' 30" West, 422.87 feet from the southeasterly corner of said Lot 46;

THENCE North 89° 59' 30" West, along the south line of Lots 46, 47 and 48 a distance of 736.78 feet to the northeasterly line of that certain parcel of land conveyed to the County of Riverside by a deed recorded in Book 1604, Page 191 of Official Records of said Riverside County;

THENCE North 49° 42' 10" West, along said northeasterly line 841.28 feet;

THENCE South 68° 27' 21" East, 1,481.97 feet to the point of beginning.
Area - 4.601 acres.

EXCEPTING THEREFROM AND RESERVING unto Grantor, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to Grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by Grantee or Grantee's successors or assigns.

SUBJECT TO that certain non-exclusive easement for a private roadway over and across a portion of the land herein conveyed and specifically described in Exhibit "B" attached to that certain Grant Deed executed by Upland Industries Corporation as Grantor and the Redevelopment Agency of the City of Riverside, California, as Grantee, recorded September 14, 1984, as document No. 200827 and re-recorded September 28, 1984, as Document No. 210873.

Parcel 2

All that portion of Lots 48 and 49 of McClaskey Tract, as shown by map on file in Book 10, Pages 36 and 37 of Maps, records of Riverside County, California, more particularly described as follows:

BEGINNING at the southwesterly corner of said Lot 49;

THENCE South 89° 59' 30" East, along the south line of said Lots 49 and 48 a distance of 518.38 feet to the southwesterly line of that certain parcel of land conveyed to the County of Riverside by a deed recorded in Book 1604, Page 191 of Official Records of said Riverside County;

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THENCE North 49° 42' 10" West, along said southwesterly line 598.14 feet;

THENCE South 12° 15' 14" West, 354.48 feet to the southwesterly line of said Lot 49;

THENCE South 17° 55' 37" East, along said southwesterly line of Lot 49 a distance of 42.42 feet to the point of beginning.
Area - 2.388 acres.

EXCEPTING THEREFROM AND RESERVING unto Grantor, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to Grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by Grantee or Grantee's successors or assigns.

Said Parcels 1 and 2 are both subject to:

1. Non delinquent taxes and assessments.
2. An easement and right of way granted to Citizens Domestic Water Company and recorded March 18, 1926, in Book 663, Page 591 of Deeds Records of Riverside County.
3. An easement in favor of Security Trust and Savings Bank recorded October 13, 1926, in Book 696, Page 121 Official Records of Riverside County.
4. Relinquishments of ingress and egress and waiver of claims to the County of Riverside as contained in deed recorded July 1, 1954, in Book 1604, Page 190 and deed recorded May 18, 1959, as Instrument No. 32866 Official Records of Riverside County.

UPLAND INDUSTRIES CORPORATION

Dated November 15, 1984

By: Byron D. Stutman
VICE president

By: [Signature]
ASST Secretary

DESCRIPTION APPROVAL: 11/20/84
George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted on January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated 11/21/84

[Signature]
Property Services Manager
Title

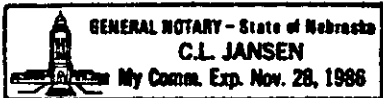
APPROVED AS TO FORM
[Signature] 11045
ASST. CITY ATTORNEY

256839

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

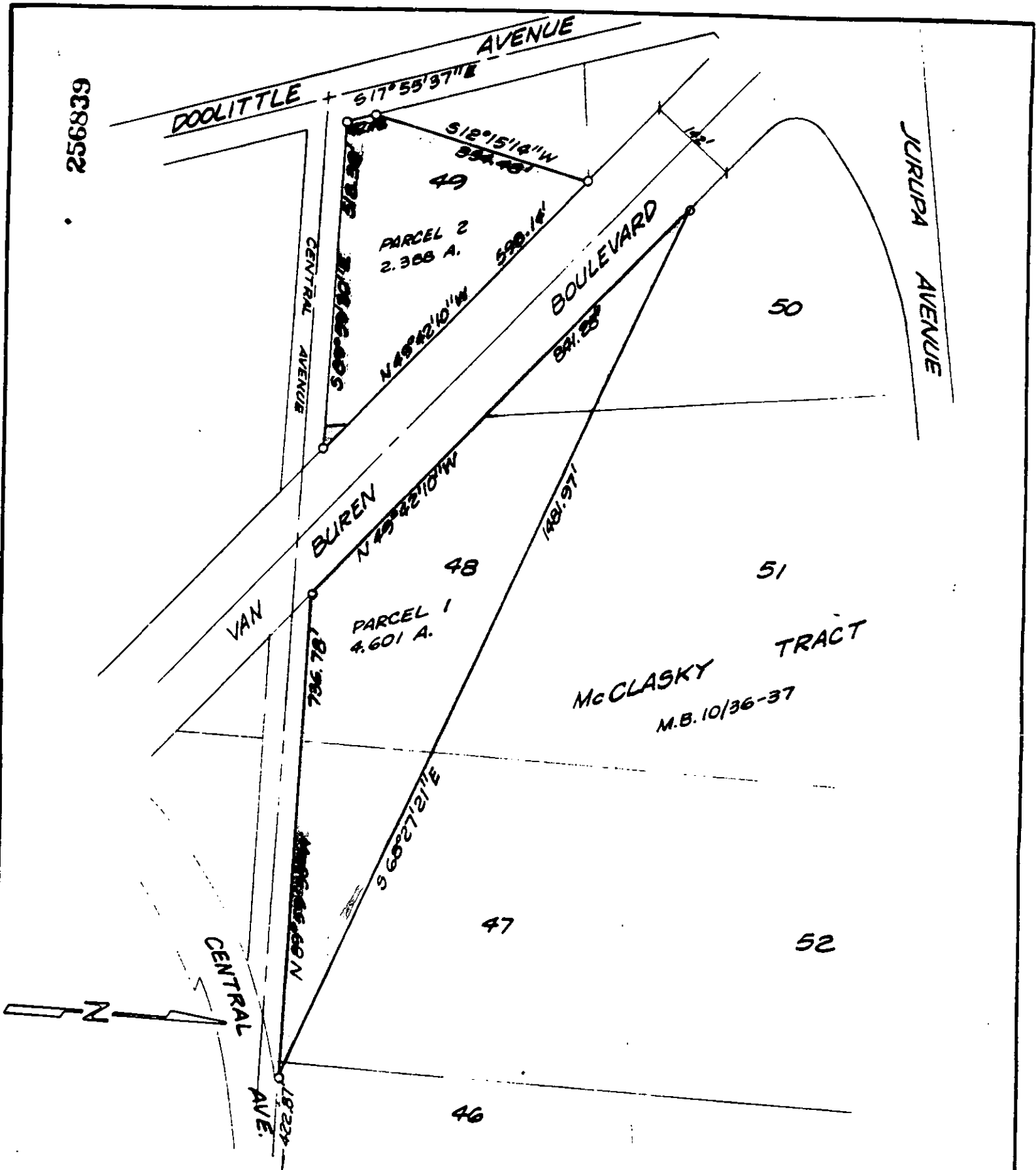
on November 15, 1984, before me,
the undersigned, a Notary Public in and for said State,
personally appeared B. D. Strattan, personally known to
me or proved to me on the basis of satisfactory evidence
to be the person who executed the within instrument as
the Vice President, and G. L. Sebastian, personally known
to me or proved to me on the basis of satisfactory evidence
to be the person who executed the within instrument as
the Assistant Secretary, of the Corporation that executed
the within instrument, and acknowledged to me that such
corporation executed the within instrument pursuant to
its Bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal.



C. L. Jansen

256839



• 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

6/7-1

SCALE: 1" = 200'

DRAWN BY KRS DATE 10/3/35

SUBJECT ILS CLEAR ZONE