

245283

When recorded mail to:

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
Min. Past 2 o'clock P.M.

AUG 24 1987

Records in Official Records
of Riverside County, California

William E. Spang
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: R-46-823
5047, 5065 and 5083 Jurupa Avenue

11933

GRANT DEED

JOHN M. COUDURES, JR., as executor of the Estate of JOHN MARIE COUDURES, deceased, by order of the Superior Court of California, for the County of Riverside, made in the manner of the Estate of JOHN MARIE COUDURES on August 12, 1987, confirming the sale of real property and directing the execution of a conveyance, hereby grant to the City of Riverside, a municipal corporation, all right, title, interest and estate of the decedent at the time of death and all right, title and interest that the estate may have subsequently acquired in the real property situated in the County of Riverside, State of California, described as follows:

Parcel 1

The southerly 11.00 feet of Lot 8 of Little Farms Tract, on file in Book 12, Page 60 of Maps, records of said Riverside County; said southerly 11.00 feet being measured 11.00 feet northerly at right angle from the southerly line of said Lot 8;

EXCEPTING THEREFROM that certain parcel of land conveyed to the City of Riverside as Parcel 2 by Grant Deed recorded September 14, 1956, in Book 1971, Page 536, et seq., of Official Records of said Riverside County.

Area - 1,063.6 square feet, more or less.

245283

Parcel 2

That portion of Lots 11, 12, 13 and 14 of Little Farms Tract, on file in Book 12, Page 60 of Maps, records of said Riverside County, described as follows:

BEGINNING at a point in the northeasterly line of said Lot 14 distant thereon, South 35° 15' 00" East, 10.00 feet from the most northerly corner of said Lot 14; said point being in the line which is parallel with and distant 10.00 feet southeasterly as measured at right angle from the northwesterly line of said Lot 14;

THENCE South 35° 15' 00" East, continuing along said northeasterly line of Lot 14, a distance of 1 foot to a line which is parallel with and distant 11.00 feet southeasterly as measured at right angle from said northwesterly line of Lot 14;

THENCE South 54° 45' 00" West, along the last mentioned parallel line and parallel to the northwesterly lines of said Lots 11, 12 and 13, a distance of 521.37 feet to the beginning tangent curve, having a radius of 35.00 feet and concaving easterly;

THENCE southwesterly to the right along said curve an arc length at 86.02 feet, thru a central angle of 140° 49' 00" to a line which is parallel with and distant 11.00 feet northerly as measured at right angle from the southerly line of said Lot 11;

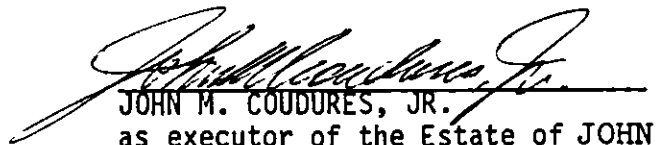
THENCE North 86° 04' 00" West, along the last mentioned parallel line 99.92 feet to a line which is parallel with and distant 10.00 feet southeasterly as measured at right angles from said Lots 11, 12, 13 and 14;

THENCE North 54° 45' 00" East, along the last mentioned parallel line 620.93 feet to the POINT OF BEGINNING;

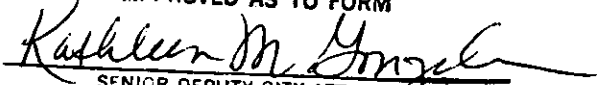
EXCEPTING THEREFROM that portion as conveyed to the City of Riverside by Grant Deed recorded February 15, 1957, in Book 2041, Page 39, et seq., of Official Records of said Riverside County.

AREA - 0.059 of an acre, more or less.

Dated 8/20/87


JOHN M. COUDURES, JR.
as executor of the Estate of JOHN
MARIE COUDURES, deceased

DESCRIPTION APPROVAL 8/19/87
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE

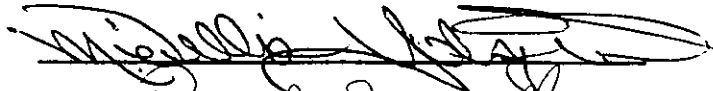
APPROVED AS TO FORM

SENIOR DEPUTY CITY ATTORNEY

245283

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 January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8/21/87


Title Property Services Manager

311.5/m - SURVEY.91/b

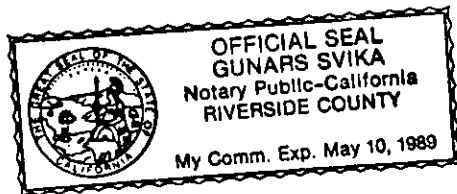
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STATE OF CALIFORNIA)
COUNTY OF) ss.

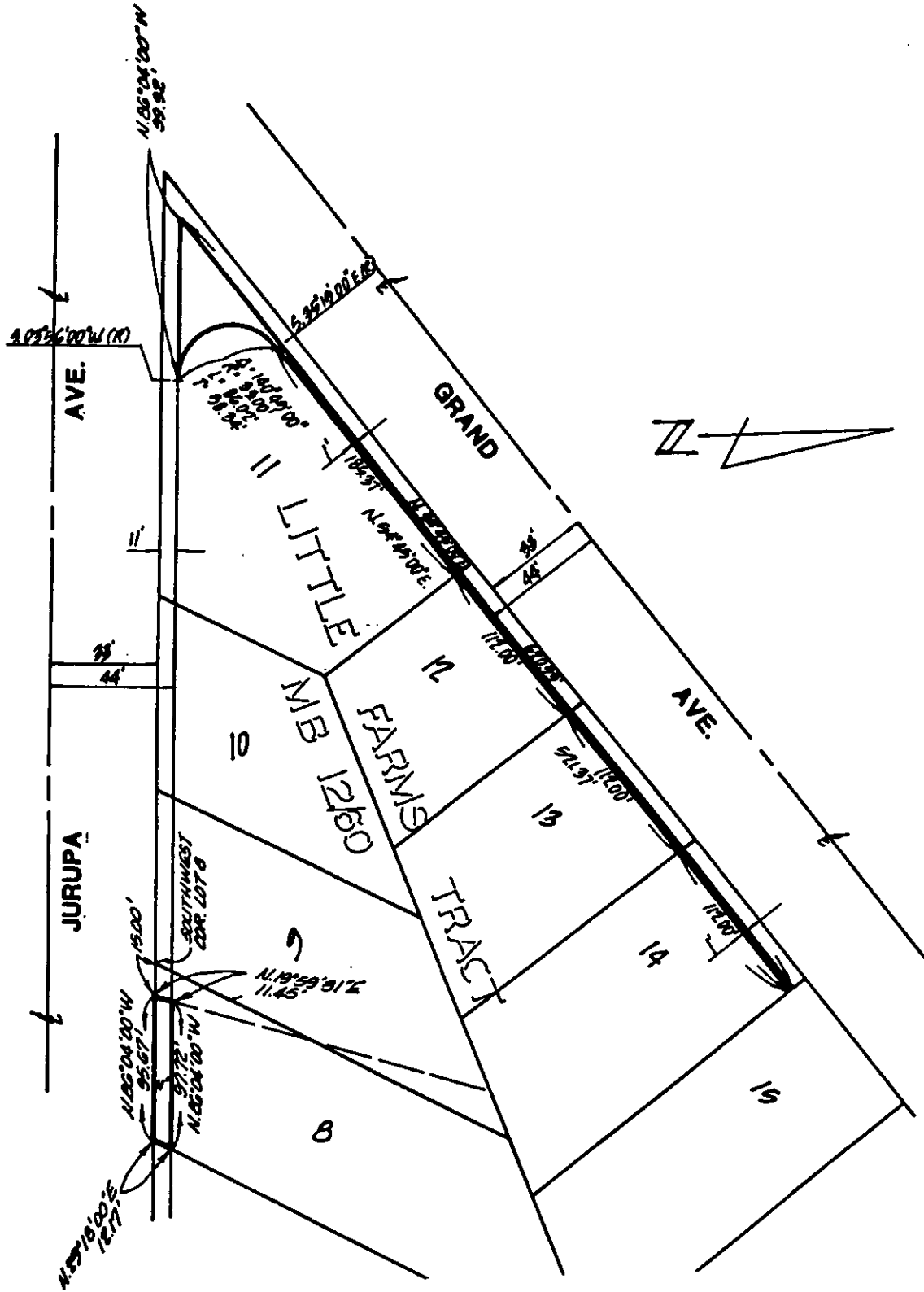
On this 20TH day of August, 1987,
before me, the undersigned a Notary Public in and for said State,
personally appeared JOHN M. COUDURES, JR., as executor of the Estate
of John Marie Coudures, deceased, personally known to me (or proved
to me on the basis of satisfactory evidence) to be the person whose
name is subscribed the within instrument, and acknowledged to me that
he executed the same as such executor.

WITNESS my hand and official seal.

[Signature]
Notary Public in and for said State



245283



• 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

4/30

SCALE: 1" = N.T.S.

DRAWN BY AE DATE 8/4/87

SUBJECT R-46-823

245283

1 JOHN E. MOHOROSKI
2 Attorney at Law
3 424 E. Sixth Street, Suite 4
4 P.O. Box 430
5 Corona, California 91718-0430
6
7 Telephone: 714-737-4912
8
9 Attorney for Executor

FILED
RIVERSIDE COUNTY

AUG 13 1987

By WILLIAM E. CONERLY, CLERK
G. BRADY

8 SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

10 Estate of)
11 JOHN MARIE COUDURES aka)
12 JOHN M. COUDURES, SR.)
13 Decedent)

CASE NO. 34014

AMENDMENT TO AMENDED ORDER
CONFIRMING SALE OF REAL PROPERTY

14 IT IS HEREBY ORDERED that paragraph 3 of the Amended Order
15 Confirming Sale of Real Property filed April 7, 1987 be changed to
16 read (manner of vesting title); City of Riverside, a Municipal
17 Corporation as to title to the property described in Exhibit "B"
18 attached hereto and Mediterranean Construction Company, Inc. a
19 California Corporation as to title to the property described in
20 Exhibit "A" attached hereto.

21 DATED: AUG 12 1987

ROBERT D. MACOMBER

JUDGE OF THE SUPERIOR COURT

23 I certify that the foregoing is a true and correct copy of the original
24 and of record in my office.
25
26
27 WILLIAM E. CONERLY, COUNTY CLERK
28 Official Clerk of the Superior Court,
of Riverside, State of California
AUG 12 1987



Certification must be in red to be a
"CERTIFIED COPY"

That portion of lots 8, 9, 10, 11, 12, 13 and 14 of Little Farms Tract, as shown by map on file in Book 12, Page 60 of maps, Riverside County Records, described as follows:

Commencing at the intersection of the centerlines of Grand Avenue and Jurupa Avenue as shown on said Little Farms Tract;

Thence North $54^{\circ} 45' 00''$ East 743.33 feet along the centerline of Grand Avenue;

Thence South $35^{\circ} 15' 00''$ West 44.00 feet to a point on the line between lots 14 and 15 of Little Farms Tract, said point being the Point of Beginning;

Thence South $35^{\circ} 15' 00''$ East 208.88 feet along said line between lots 14 and 15 to the South Eastern most corner of said Lot 14;

Thence North $71^{\circ} 34' 12''$ East 104.09 feet along the Northern line of said lot 8 to a North Eastern corner of said lot 8;

Thence South $35^{\circ} 10' 00''$ East 6.97 feet along the North Eastern lot line of Lot 8 to a North Eastern corner of said lot 8;

Thence South $29^{\circ} 18' 00''$ West 291.97 feet along the Easterly line of said lot 8 to a point 44.00 feet Northerly of the centerline of Jurupa Avenue measured at right angles;

Thence North $86^{\circ} 04' 00''$ West 489.56 feet along a line 44.00 feet North of and parallel to the centerline of Jurupa Avenue to the beginning of a curve concave to the North East having a radius of 35.00;

Thence North Westerly and North Easterly 86.02 feet along said curve through a central angle of $140^{\circ} 49' 00''$;

Thence North $54^{\circ} 45' 00''$ East 521.37 feet along a line 44.00 feet South Easterly of and parallel to the centerline of Grand Avenue to the Point of Beginning.

EXHIBIT "A"

That portion of Lot 8 of Little Farms Tract, as shown by map on file in Book 12 Page 60 of Maps, Riverside County Records, described as follows:

Beginning at the Southwest corner of Lot 8:

Thence South $86^{\circ} 04' 00''$ East along the Southerly line of said Lot 8, a distance of 15.00 feet to the TRUE POINT OF BEGINNING.

THENCE North $19^{\circ} 59' 31''$ East along the Easterly line of that certain property conveyed to the City of Riverside, by deed dated August 31, 1956 and recorded September 14, 1956, as Instrument No. 63955, Official Records, Riverside County Records, a distance of 11.45 feet to a point 11.00 feet Northerly, measured at right angles, to said Southerly line of Lot 8.

South $86^{\circ} 04' 00''$ East parallel with and 11.00 feet Northerly from, measured at right angles, to said Southerly lines of said Lot 8 a distance of 97.72 feet to a point on the Easterly line of said Lot 8.

THENCE South $29^{\circ} 18' 00''$ West along the Easterly line of said Lot 8 a distance of 12.17 feet to the Southeast corner of said Lot 8.

THENCE North $86^{\circ} 04' 00''$ West along the Southerly line of said Lot 8 a distance of 95.67 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "B"

Page 1

That portion of Lots 11, 12, 13, and 14 of Little Farms Tract, as shown by map on file in Book 12 Page 60 of Maps, Riverside County Records, described as follows:

Beginning at the northeast corner of said Lot 14,

Thence south $35^{\circ} 15' 00''$ east along the easterly line of said Lot 14 a distance of 10.00 feet to the TRUE POINT OF BEGINNING.

Thence south $35^{\circ} 15' 00''$ east continuing along the north easterly line of said Lot 14 a distance of 1.00 feet to a point 11.00 southeasterly measured at right angle to said northwesterly line of Lot 14.

Thence south $54^{\circ} 45' 00''$ west parallel with and 11.00 feet southeasterly from, measured at right angles, to said northwesterly lines of said Lots 11, 12, 13, and 14; a distance of 521.37 feet to the beginning of a curve concave to the east having a radius of 35.00 feet, to which point a radius line bears south $35^{\circ} 15' 00''$ east.

Thence southerly along said curve through a central angle of $140^{\circ} 49' 00''$ an arc length of 86.02 feet to a point 11.00 feet northerly, measured at right angles, to the southerly line of said Lot 11, to which point a radial line bears south $03^{\circ} 56' 00''$ west.

Thence north $86^{\circ} 04' 00''$ west parallel with and 11.00 feet northerly from, measured at right angles, to southerly line of said Lot 11. A distance of 99.92 feet to a point 10.00 feet southeasterly, measured at right angles, to the northwesterly line of said Lot 11.

Thence north $54^{\circ} 45' 00''$ east parallel with and 10.00 feet southeastly from, measured at right angles, to said northwesterly lines of said Lots 11, 12, 13, and 14 a distance of 620.93 to the TRUE POINT OF BEGINNING.

EXHIBIT "B"

Page 2

245283

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address): JOHN E. MOHOROSKI, Attorney at Law 714-737-4912 424 E. Sixth Street, Suite 4 P.O. Box 430 Corona, California 91718-0430 TELEPHONE NO.:		FOR COURT USE ONLY FILED RIVERSIDE COUNTY APR 07 1987 WILLIAM E. CONERLY, Clerk By <i>a. Hayes</i> Deputy A. Hayes
ATTORNEY FOR (Name): JOHN M. COUDURES, JR.		
SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE STREET ADDRESS: 4050 Main Street MAILING ADDRESS: P.O. Box 431 CITY AND ZIP CODE: Riverside, California 92502 BRANCH NAME:		
ESTATE OF (NAME): JOHN MARIE COUDURES <input checked="" type="checkbox"/> DECEDENT <input type="checkbox"/> CONSERVATEE <input type="checkbox"/> MINOR		
AMENDED <input type="checkbox"/> ORDER CONFIRMING SALE OF REAL PROPERTY <input type="checkbox"/> And Confirming Sale <input type="checkbox"/> Other Property as a Unit		CASE NUMBER: 34014

1. Date of Hearing: **March 25, 1987** Time: **8:30 AM** Dept.: **Probate Rm.:**

THE COURT FINDS

2. a. All notices required by law have been given.
- b. Good reason existed for the sale of the property commonly described as (street address or location):
5119-5175 Jurupa Avenue, Riverside, California
- c. The sale was legally made and fairly conducted.
- d. The amount bid is not disproportionate to the value of the property.
- e. The amount bid is 90% or more of the appraised value of the property within one year prior to the date of sale, as appraised within one year of the date of sale.
- f. An offer exceeding the amount bid by the statutory percentages, exclusive of the expenses of a new sale,
 cannot be obtained was obtained in open court. The offer complies with all applicable law.
- g. The personal representative has made reasonable efforts to expose the property to the market.

THE COURT ORDERS

3. The sale of the real property legally described in attachment 3 and other property sold as a unit described in attachment 3a is confirmed to (name): **MEDITERRANEAN CONSTRUCTION COMPANY, INC. a California Corporation**
 (manner of vesting title): **MEDITERRANEAN CONSTRUCTION COMPANY, INC. a California Corporation**
 for the sale price of: **\$412,500.00** on the following terms (see attachment if necessary): **cash terms**
4. The personal representative (name): **JOHN M. COUDURES, JR.**
 is directed to execute and deliver a conveyance of the estate's interest in the property described in attachment 3 and other property described in attachment 3a upon receipt of the consideration for the sale.
5. a. No additional bond is required.
 b. Personal representative shall give an additional bond for: \$ _____, surety, or otherwise, as provided by law.
 c. Net sale proceeds shall be deposited by escrow holder in a blocked account to be withdrawn only on court order. Receipts shall be filed. (Specify institution and location):
6. a. No commission is payable.
 b. A commission from the proceeds of the sale is approved in the amount of: **\$24,750.00**
 to be paid as follows: **Stan Klukan**

Date: **APR 7 1987**

GERALD F. SCHULTE
 JUDGE OF THE SUPERIOR COURT
 Signature follows last attachment

7. Number of pages attached:

ATTACHMENT A:

Real property in the County of Riverside, State of California, more particularly described as follows:

PARCEL 1:

All that portion of Lots 8 and 9 of Little Farms Tract, as shown by Map on file in Book 12, Page 60 of Maps, Riverside County Records, described as follows:

Beginning at the most Southeasterly corner of said Lot 8, thence Westerly along the Southerly line of said Lot 8, 95.67 feet to a point distant 15 feet Easterly from the Southwesterly corner thereof; thence Northerly in a straight line to a point on the Northerly line of said Lot 9, distant 33.5 feet Southwesterly from the Northeasterly corner thereof; thence Northeasterly along the Northwesterly line of said Lots 9 and 8, 173.5 feet, more or less, to the most Northerly corner of said Lot 8; thence Southeasterly along the line between Lots 8 and 16, as shown on said Map of Little Farms Tract 6.67 feet to the most Easterly corner of said Lot 8; thence South 29° 18' West, along the line between Lots 7 and 8, as shown on said Map of Little Farms Tract, 304.51 feet to the point of beginning.

PARCEL 2:

All that portion of Lots 8 and 9 of Little Farms Tract, as shown by Map on file in Book 12, Page 60 of Maps, Riverside County Records, described as follows:

Beginning at the Southwesterly corner of said Lot 9; thence Easterly along the Southerly lines of said Lots 9 and 8, 125.67 feet to a point distant 15 feet Easterly from the Southeasterly corner of said Lot 9; thence Northerly, to a point in the Northwesterly line of said Lot 9, 33.5 feet Southwesterly from the Northeasterly corner thereof; thence Southwesterly, along the Northwesterly line of said Lot 9, 115.29 feet to the Northwesterly corner thereof; thence Southwesterly along the Westerly line of said Lot 9, 188.36 feet, more or less, to the point of beginning;

EXCEPTING therefrom the Southerly 11 feet of said portions of Lots 8 and 9, as conveyed to the City of Riverside by Deed dated August 31, 1956, and recorded September 14, 1956, as Instrument No. 63955.

PARCEL 3:

Lots 10, 11 and 12 of Little Farms Tract, as shown by Map on file in Book 12, Page 60 of Maps, Riverside County Records.

EXCEPTING therefrom that portion conveyed to the City of Riverside by Deed from Ward B. Ensley and Mary P. Ensley, husband and wife, recorded February 18, 1955 as Instrument No. 11052, described as follows:

245283

245283

ATTACHMENT A - Continued

Beginning at the most Northerly corner of Lot 12; thence Southeasterly on the Northeasterly line of said Lot 12, 10 feet; thence Southwesterly, parallel with the Northwesterly line of Lots 12 and 11, to the Southerly line of Lot 11; thence Westerly on the Southerly line of Lot 11, to the most Westerly corner of said Lot 11; thence Northeasterly on the Northwesterly lines of Lots 11 and 12, 426.61 feet to the point of beginning;

ALSO EXCEPTING from said Lot 11, that portion conveyed to the City of Riverside for use as a public street by Deed dated February 2, 1957 and recorded February 15, 1957 as Instrument No. 11901.

ALSO EXCEPTING from said Lots 10 and 11, the Southerly 11 feet conveyed to the City of Riverside by Deed dated August 31, 1956, and recorded September 14, 1956 as Instrument No. 63955.

PARCEL 4:

Lots 13 and 14 of Little Farms Tract, as shown by Map on file in Book 12, Page 60 of Maps, Riverside County Records;

EXCEPTING therefrom the Northwesterly 10 feet conveyed to the City of Riverside by Deed dated August 31, 1956 and recorded September 14, 1956 as Instrument No. 63955.

Assessment Nos. 02-30-000-42 and 56