

190353

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
AT 4:00 O'CLOCK P.M.

JUN - 6 1991

Recorded in Official Records
of Riverside County, California
W. J. [Signature] Recorder
Fees \$ [Signature]

FOR RECORDER'S OFFICE USE ONLY

Project: R-55-890
Magnolia/Jurupa/Nogales

12992

GRANT DEED

MAGNOLIA TOWN CENTER, a California General Partnership, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation, 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 DECEMBER 14, 1990

MAGNOLIA TOWN CENTER, a California General Partnership

By SIGNATURE PAGE ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Title _____

By _____


Title _____

APPROVED AS TO FORM

Kathleen M. [Signature]
CITY ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this annexed instrument dated 12-14-90 from Magnolia Town Center, a California General Partnership to the City of Riverside, a municipal corporation of the State of California, 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: 6-6-91
Property Services ManagerW/1372u/w
12/07/90

SIGNATURE PAGE ATTACHED TO THAT CERTAIN GRANT DEED DATED
DECEMBER 14, 1990 EXECUTED BY MAGNOLIA TOWN CENTER, A
 CALIFORNIA GENERAL PARTNERSHIP

EXHIBIT "B"
 SIGNATURE PAGE

MAGNOLIA TOWN CENTER, a California General Partnership

BY: JACOBS DEVELOPMENT COMPANY, LTD., a California Limited
 Partnership, General Partner

BY: JACOBS DEVELOPMENT COMPANY, a California Corporation

BY: *Doug Jacobs*
 Doug Jacobs, President

BY: MACKEY DEVELOPMENT, INC., a California Corporation,
 General Partner

BY: *Dennis C. Mackey*
 Dennis C. Mackey, President

BY: *Bart R. Singletary*
 Bart R. Singletary, General Partner

BY: *William R. Austin*
 William R. Austin, Trustee under the
 Declaration of Trust of William R. Austin
 dated October 27, 1983, General Partner

APPROVED AS TO FORM

Kathleen M. Boyce
 ASST. CITY ATTORNEY

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On December 14, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared BART R. SINGLETARY, personally known to me (or proved to be on the basis of satisfactory evidence) to be one of the Partners of MAGNOLIA TOWN CENTER, the partnership that executed the within instrument and acknowledged to me that such partnership executed it.

WITNESS my and official seal.

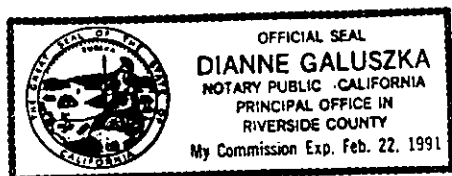


Dianne Galuszka
Notary Public in and for said County and State

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On December 14, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM R. AUSTIN, personally known to me (or proved to be on the basis of satisfactory evidence) to be the person who executed this instrument as Trustee under the Declaration of Trust of William R. Austin dated October 27, 1983, and acknowledged to me that he executed it as such Trustee and that such Trustee executed the within instrument as a Partner of MAGNOLIA TOWN CENTER, a California General Partnership, the Partnership that executed the within instrument and acknowledged to me that such partnership executed it.

WITNESS my and official seal.

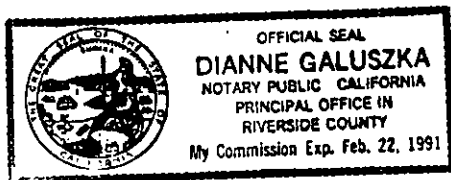


Dianne Galuszka
Notary Public in and for said County and State

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On December 14, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DOUG JACOBS, 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 President on behalf of JACOBS DEVELOPMENT COMPANY, a California corporation, as the General Partner of JACOBS DEVELOPMENT COMPANY, LTD., a limited partnership, which partnership executed the within instrument as a Partner of MAGNOLIA TOWN CENTER, a California General Partnership, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same as a general partner of MAGNOLIA TOWN CENTER and that said last named partnership executed the same.

WITNESS my hand and official seal.



Dianne Galuszka
Notary Public in and for said County and State

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On December 14, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DENNIS C. MACKEY, 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 President on behalf of MACKEY DEVELOPMENT, INC., a California corporation, as the General Partner of JACOBS DEVELOPMENT COMPANY, LTD., a limited partnership, which partnership executed the within instrument as a Partner of MAGNOLIA TOWN CENTER, a California General Partnership, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same as a general partner of MAGNOLIA TOWN CENTER and that said last named partnership executed the same.

WITNESS my hand and official seal.



Dianne Galuszka
Notary Public in and for said County and State

DESCRIPTION APPROVAL 12/7/90

Walter R. Joyce by
 SURVEYOR, CITY OF RIVERSIDE

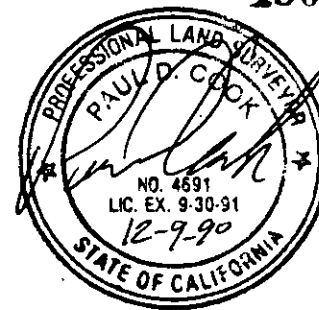


EXHIBIT "A"
 LEGAL DESCRIPTION

THOSE PORTIONS OF GOVERNMENT LOT 3 OF FRACTIONAL SECTION 34 AND ITS NORTHERLY EXTENSION INTO THE JURUPA RANCHO, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL "A":

BEGINNING AT THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A GRANT DEED TO THE CITY OF RIVERSIDE RECORDED APRIL 29, 1960 IN BOOK 2684, PAGE 588, OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTH 89° 13' 28" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF JURUPA AVENUE, 66.00 FEET IN WIDTH, A DISTANCE OF 54.74 FEET TO THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A GRANT DEED RECORDED JULY 12, 1990 AS INSTRUMENT NO. 257635, OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 00° 01' 58" WEST ALONG THE WESTERLY LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 257635 A DISTANCE OF 11.00 FEET TO A LINE PARALLEL WITH AND 11.00 FEET SOUTHERLY OF, MEASURED AT RIGHT ANGLES, SAID SOUTHERLY RIGHT-OF-WAY LINE OF JURUPA AVENUE;

THENCE SOUTH 89° 13' 28" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 54.58 FEET TO THE SOUTHEASTERLY CORNER OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN A DEED RECORDED IN BOOK 2684, PAGE 588;

THENCE NORTH 00° 46' 32" WEST ALONG THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND A DISTANCE OF 11.00 FEET TO THE NORTHEASTERLY CORNER THEREOF AND THE POINT OF BEGINNING.

PARCEL "B":

BEGINNING AT THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT DEED TO THE CITY OF RIVERSIDE RECORDED FEBRUARY 7, 1986 AS INSTRUMENT NO. 30994, OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTH 89° 13' 28" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF JURUPA AVENUE, 66.00 FEET WIDE, A DISTANCE OF 173.97 FEET TO THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A GRANT DEED TO THE CITY OF RIVERSIDE RECORDED APRIL 29, 1960 IN BOOK 2684, PAGE 588, OFFICIAL RECORDS OF SAID COUNTY;

DESCRIPTION APPROVAL 12/7/80

Walter R. Ayre
SURVEYOR, CITY OF RIVERSIDE

by _____

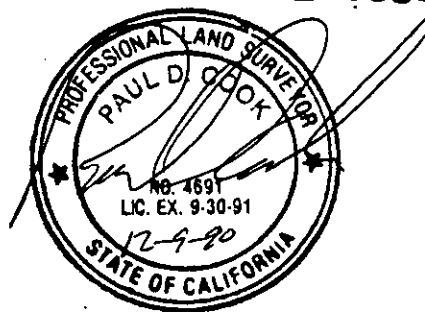


EXHIBIT "A"

THENCE SOUTH 00° 46' 32" EAST ALONG THE WESTERLY LINE OF SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT DEED RECORDED IN BOOK 2684, PAGE 588 A DISTANCE OF 11.00 FEET TO A LINE PARALLEL WITH, AND 11.00 FEET SOUTHERLY OF, MEASURED AT RIGHT ANGLES, SAID SOUTHERLY RIGHT-OF-WAY LINE OF JURUPA AVENUE;

THENCE SOUTH 89° 13' 28" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 174.12 FEET TO THE SOUTHEASTERLY CORNER OF SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT DEED RECORDED AS INSTRUMENT NO. 30994;

THENCE NORTH 00° 00' 06" EAST ALONG THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT DEED RECORDED AS INSTRUMENT NO. 30994 A DISTANCE OF 11.00 FEET TO THE NORTHEASTERLY CORNER THEREOF AND THE POINT OF BEGINNING.

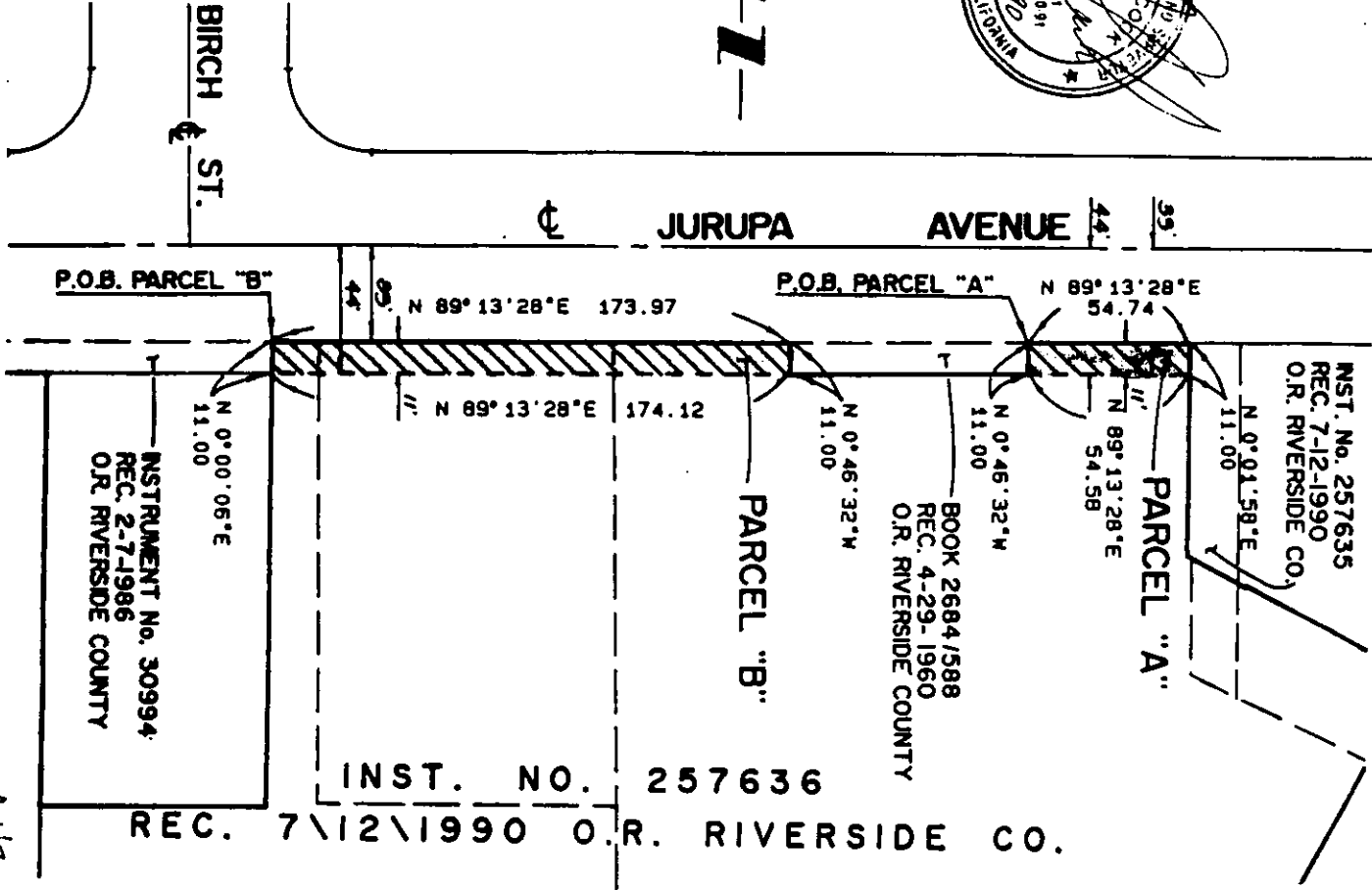
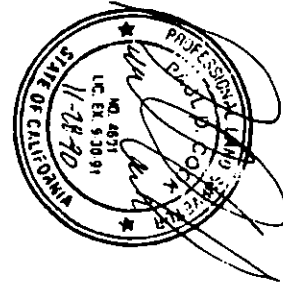
PARCEL "C":

THE WESTERLY 7.00 FEET OF LOTS 12, 14, 16, 18, 20, 22, 24, 26, AND 28 OF THE NOGALES TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS AT PAGE 7, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THE WESTERLY 4.00 FEET OF SAID LOT 14 AND THE WESTERLY 4.00 FEET OF THE SOUTHERLY 10.00 FEET OF SAID LOT 12 AS DESCRIBED IN THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED SEPTEMBER 23, 1966 AS INSTRUMENT NO. 95113, OFFICIAL RECORDS OF SAID COUNTY;

ALSO EXCEPTING THEREFROM THE WESTERLY 4.00 FEET OF THE NORTHERLY 50.00 FEET OF SAID LOT 12 AS DESCRIBED IN THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED SEPTEMBER 23, 1966 AS INSTRUMENT NO. 95116, OFFICIAL RECORDS OF SAID COUNTY;

ALSO EXCEPTING THEREFROM THE WESTERLY 4.00 FEET OF SAID LOT 16 AS DESCRIBED IN THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED SEPTEMBER 23, 1966 AS INSTRUMENT NO. 95114, OFFICIAL RECORDS OF SAID COUNTY.



• 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 2 OF 2

4/20

SCALE: 1" = N/A

DRAWN BY F. DATE 12/7/90

SUBJECT R-55-890

SCALE: 1" = 60'

JURUPA AVENUE

NOGALES STREET

+

PARCEL "C"

M.B. 917

NOGALES TRACT

12

14

16

18

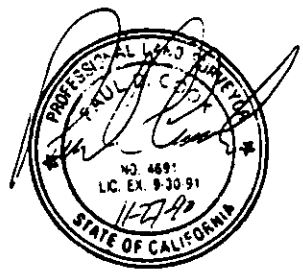
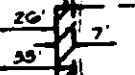
20

22

24

26

28



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 2

4/20

SCALE: 1" = N/A

DRAWN BY R DATE 12/7/90

SUBJECT R-55-890