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12# US 3001

100-200-015

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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 2:00 O'CLOCK

JAN 31 1994

Recorded in Official Records  
of Riverside County, California  
Recorder  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Indiana Avenue Realignment  
Between Pierce St. & Buchanan

10040

GRANT DEED

CPI DEVELOPMENT INC., a California corporation, as Grantor, FOR VALUABLE  
CONSIDERATION, receipt of which is hereby acknowledged, does hereby  
grant to the CITY OF RIVERSIDE, a municipal corporation of the State of  
California, as Grantee, its successors and assigns, the real property as  
described in Exhibit "A" attached hereto and incorporated herein by this  
reference, located in the City of Riverside and the County of Riverside,  
State of California.

Dated June 14, 1993

CPI DEVELOPMENT INC.,  
a California corporation

BY [Signature]

Title President

BY [Signature]

Title Vice President

GENERAL ACKNOWLEDGEMENT

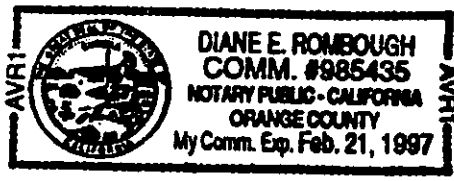
State of California }  
County of Orange } ss

On 6/14/93, before me Diane E. Romboough, Notary Public  
(date) (name)

a Notary Public in and for said State, personally appeared  
Douglas J. Crozier & KAREN M. Jacob  
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~~ same in

~~his/her~~ 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.  
Diane E. Romboough  
Signature

OPTIONAL SECTION

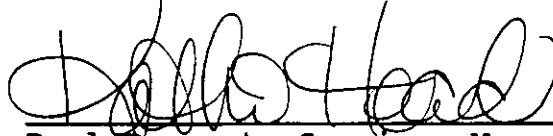
- CAPACITY CLAIMED BY SIGNER
- ( ) Attorney-in-fact
  - Corporate Officer(s)
  - Title President
  - Title V.P.
  - ( ) Guardian/Conservator or
  - ( ) Individual(s)
  - ( ) Trustee(s)
  - ( ) Other
  - ( ) Partner(s)
  - ( ) General
  - ( ) Limited

The party(ies) executing this document is/are representing:  
CPI Development, Inc.

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.

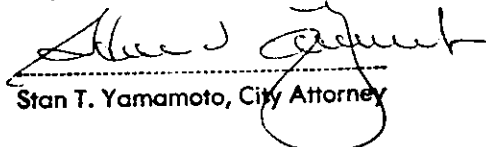
Dated

12/10/93

Real Property Services Manager  
of the City of Riverside

0030U-05.MAS

APPROVED AS TO FORM



Stan T. Yamamoto, City Attorney

## EXHIBIT "A"

That portion of the Southeast Quarter of Section 22, Township 3 South, Range 6 West, San Bernardino Meridian, as shown by Sectionalized Survey of the Rancho El Sobrante De San Jacinto, on file in Book 7 of Maps, at Page 10 thereof, records of San Bernardino County, California described as follows:

Parcel 1

BEGINNING at a point in the southeasterly line of the right of way of the Riverside Water Company's Canal distant South 34°02'02" East (formerly recorded as South 33°46' East), 141.2 feet from the most easterly corner of that certain parcel of land conveyed to Florence M. Ware, by Deed recorded June 13, 1916 in Book 444, Page 103 of Deeds, records of Riverside County, California; said point being the most northerly corner of that certain property described in Document recorded February 4, 1991, as Instrument No. 39812 of Official Records of said Riverside County;

THENCE South 34°02'02" East, along the northeasterly line of said property described in Document recorded February 4, 1991, a distance of 23.15 feet;

THENCE North 43°24'28" East, a distance of 202.40 feet;

THENCE North 64°27'15" East, a distance of 28.34 feet to the beginning of a nontangent curve concaving southeasterly and having a radius of 556.00 feet; a radial line to said beginning bears North 38°26'01" West;

THENCE northeasterly along said curve through a central angle of 6°00'45" an arc length of 58.35 feet to the southerly line of that certain parcel of land conveyed to the City of Riverside as Parcel 2 of Document recorded February 17, 1982, as Instrument No. 27770 of Official Records of said Riverside County;

THENCE South 86°36'58" West, along said southerly line, a distance of 43.84 feet to an angle point therein; said angle point hereinafter being referred to as Point "A";

THENCE North 75°34'42" West, along the southerly line of said Parcel 2 and the northerly line of Parcel 3 conveyed to Lakeridge Associates by Document recorded February 17, 1982, as Instrument No. 27771 of Official Records of said Riverside County, a distance of 57.33 feet;

THENCE South 88°53'33" West, a distance of 31.65 feet;

THENCE South 49°45'23" West, a distance of 31.65 feet;

THENCE South 26°14'08" West, a distance of 66.06 feet;

THENCE South 23°36'53" West, a distance of 109.80 feet to the most westerly corner of said Parcel 3;

The preceding four courses being along said northerly line of Parcel 3;

THENCE South 34°02'02" East, along the southwesterly line of said Parcel 3, a distance of 5.62 feet to said POINT OF BEGINNING.

Area: 0.3569 of an acre.

Parcel 2

COMMENCING at an angle point in the southerly line of Parcel 2 of that certain parcel of land conveyed to the City of Riverside as Parcel 2 of Document recorded February 17, 1982, as Instrument No. 27770 of Official Records of Riverside County, California, said point being hereinbefore described as Point "A";

THENCE North 86°36'58" East, along the southerly line of said Parcel 2, a distance of 44.59 feet;

THENCE North 66°09'58" East, continuing along said southerly line, a distance of 167.05 feet to the POINT OF BEGINNING; said point being the beginning of a nontangent curve concaving southerly and having a radius of 556.00 feet; a radial line to said beginning bears North 15°04'05" West;

THENCE easterly along said curve through a central angle of 0°28'05" an arc length of 4.54 feet;

THENCE North 75°24'01" East, a distance of 65.89 feet to the southerly line of said Parcel 2;

THENCE South 85°56'43" West, a distance of 0.56 of an foot;

THENCE South 79°30'43" West, a distance of 31.71 feet;

THENCE South 73°00'13" West, a distance of 31.71 feet;

THENCE South 66°09'58" West, a distance of 6.66 feet to said POINT OF BEGINNING;

The previous four courses being along said southerly line of Parcel 2.

Area: 0.0022 of an acre

Parcel 3

COMMENCING at a point in the southeasterly line of the right of way of the Riverside Water Company's Canal distant South 34°02'02" East (formerly recorded as South 33°46' East), 141.2 feet from the most easterly corner of that certain parcel of land conveyed to Florence M. Ware, by Deed recorded June 13, 1916 in Book 444, Page 103 of Deeds, records of Riverside County, California; said point being the most northerly corner of that certain property described in Document recorded February 4, 1991, as Instrument No. 39812 of Official Records of said Riverside County;

THENCE South 34°02'02" East, along the northeasterly line of said property described in Document recorded February 4, 1991, a distance of 23.15 feet;

THENCE North 43°24'28" East, a distance of 202.40 feet;

THENCE North 64°27'15" East, a distance of 28.34 feet to the POINT OF BEGINNING; said point being the beginning of a nontangent curve concaving southeasterly and having a radius of 556.00 feet; a radial line to said beginning bears North 38°26'01" West;

THENCE northeasterly along said curve through a central angle of 6°00'45" an arc length of 58.35 feet to the southerly line of that certain parcel of land conveyed to the City of Riverside as Parcel 2 of Document recorded February 17, 1982, as Instrument No. 27770 of Official Records of said Riverside County;

THENCE North 86°36'58" East, along said southerly line, a distance of 0.75 of a foot to an angle point therein;

THENCE North 66°09'58" East, continuing along said southerly line, a distance of 167.05 feet to the beginning of a nontangent curve concaving southerly and having a radius of 556.00 feet; a radial line to said beginning bears North 15°04'05" West

THENCE easterly along said curve through a central angle of 0°28'05" an arc length of 4.54 feet;

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THENCE North 75°24'01" East, a distance of 65.89 feet to 41482  
said southerly line of Parcel 2;

THENCE North 85°56'43" East, a distance of 47.31 feet;

THENCE South 77°41'27" West, a distance of 41.48 feet;

THENCE South 75°24'01" West, a distance of 70.96 feet;

THENCE South 69°14'20" West a distance of 117.85 feet;

THENCE South 60°10'17" West, a distance of 91.69 feet;

THENCE South 64°27'15" West, a distance of 19.38 feet to  
said POINT OF BEGINNING.

Area: 0.0374 of an acre.

DESCRIPTION APPROVAL 5/11/93  
George P. Hutchinson by Al  
SURVEYOR, CITY OF RIVERSIDE





