

4402972-15  
CHICAGO TITLE COMPANY

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)

0.3  
NO FEE  
C

**DOCUMENT #**

**94314332**  
RECORDED IN THE  
OFFICIAL RECORDS OF  
SAN BERNARDINO COUNTY  
ERROL J MACKZUM  
RECORDER  
**Jul/22/1994**  
**8:00:00:AM**  
\*

**FOR RECORDER'S OFFICE USE ONLY**

Project: **Haddad / City of Riverside**  
**Land Exchange - Colton**

*APN/ 0277-022-53, 74, 79*  
*City of Colton*  
*NO TRANSFER TAX DUE*

GRANT DEED

**NICHOLAS D. HADDAD**, a married man as his sole and separate property as to undivided 90% interest, and **JO RIVELA**, a married woman as her sole and separate property as to an undivided 10% interest, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the **CITY OF RIVERSIDE**, a municipal corporation of the State of California, as Grantee, its successors and assigns, the real property located in the County of San Bernardino, State of California, described as follows:

**PARCEL 1**

**ALL** that portion of Lot 46 of the **BANDINI DONATION**, in the County of San Bernardino, State of California, as per map recorded in Book 3 of Maps, page 24, and in Book 17 of Maps, page 67, in the office of the County Recorder of said County, described as follows:

**BEGINNING** at a point on the westerly line of said Lot 46, which bears North 14°37'00" East, a distance of 50.74 feet, measured along said westerly line, from the southwest corner of said lot;

1377

**THENCE** North  $14^{\circ}37'00''$  East, continuing along the westerly line of said Lot 46, a distance of 1319.26 feet to Station No. 5 shown by map of said survey filed March 24, 1910 in the Recorder's office in Book 17 of Maps, page 67, records of said County; said point being also the intersection of the westerly extension of the northerly line of said Lot 47 of said subdivision and the west line of said Lot 46;

**THENCE** South  $85^{\circ}33'00''$  East, along the westerly extension of the northerly line of said Lot 47, a distance of 471.17 feet;

**THENCE** South  $09^{\circ}21'31''$  West, a distance of 1305.74 feet to a point in a line which bears North  $85^{\circ}10'00''$  West, from a point which bears North  $13^{\circ}55'00''$  East, a distance of 101.27 feet from the northwest corner of lot 49 of said BANDINI DONATION; said point also being on the north line of that certain property conveyed to the Riverside County Flood Control District by deed recorded November 16, 1949, in Book 2488, Page 24, Official Records of San Bernardino County, and being South  $83^{\circ}10'00''$  East, 592.04 feet from the point of beginning;

**THENCE** North  $85^{\circ}10'00''$  West, along said line, a distance of 592.04 feet, more or less, to the **POINT OF BEGINNING**.

Area: 15.8603 acres

#### **PARCEL 2**

**ALL** that portion of said Lot 46 of BANDINI DONATION, in the County of San Bernardino, State of California, as per map recorded in Book 3 of Maps, page 24 and in Book 17 of Maps, page 67 thereof in the office of the County Recorder of said County, described as follows:

**BEGINNING** at the northwest corner of Lot 47 of BANDINI DONATION; said point being Station No. 4 as shown on said survey of a portion of Lot 46 of BANDINI DONATION, in Book 17 of Maps, page 67 thereof;

**THENCE** North  $85^{\circ}33'00''$  West, along the westerly extension of the northerly line of said lot 47, a distance of 471.18 feet, more or less, to a point which bears South  $85^{\circ}33'00''$  East, a distance of 471.17 feet, measured along said westerly extension of the northerly line of lot 47 from its intersection with the west line of said lot 46;

**THENCE** South  $9^{\circ}21'31''$  West, a distance of 1305.74 feet to a point in a line which bears North  $85^{\circ}10'$  West, from a point which bears North  $13^{\circ}55'00''$

East, a distance of 101.27 feet from the northwest corner of Lot 49 of said BANDINI DONATION; said point also being the north line of that certain property conveyed to Riverside County Flood Control District by deed recorded November 16, 1949, in Book 2488, page 24, Official Records and being South  $85^{\circ}10'00''$  East, 592.04 feet from the west line of said Lot 46;

**THENCE** South  $85^{\circ}10'00''$  East, along said line, a distance of 592.03 feet, more or less, to the southerly prolongation of the westerly line of said Lot 47;

**THENCE** North  $04^{\circ}03'00''$  East, along said southerly prolongation of the westerly line of Lot 47 and the westerly line of said lot, a distance of 1304.94 feet to the **POINT OF BEGINNING**.

Area: 15.9030 acres

### PARCEL 3

**ALL** that portion of said Lot 46 of BANDINI DONATION, in the County of San Bernardino, State of California, as per map recorded in Book 3 of Maps, page 24 and in Book 17 of Maps, page 67, in the office of the County Recorder of said County, described as follows:

**BEGINNING** at the southeast corner of Lot 47 of BANDINI DONATION, said point being Station No. 2 as shown on said survey of a portion of Lot 46 of the BANDINI DONATION in Book 17 of Maps, page 67 thereof;

**THENCE** North  $64^{\circ}03'00''$  East, a distance of 118.00 feet, more or less, to a point in the easterly line of said Lot 46 between Stations No. 15 and No. 16 as shown on said map;

**THENCE** South  $25^{\circ}57'00''$  East, along the easterly line of said Lot 46, a distance of 426.34 feet to said Station No. 15;

**THENCE** South  $40^{\circ}57'00''$  East, along the easterly line of said Lot 46, a distance of 254.76 feet to Station No. 14;

**THENCE** South  $04^{\circ}57'00''$  East, along the easterly line of said lot 46, a distance of 195.88 feet, more or less, to a point which bears North  $04^{\circ}57'00''$  West, a distance of 569.72 feet from the most southeasterly corner of said lot 46; said point being also on the north line of that certain property conveyed to the Riverside County Flood Control District by deed recorded November 16, 1949, in Book 2488, page 24 of Official Records;

**THENCE** North  $84^{\circ}00'00''$  West, a distance of 112.44 feet;

THENCE North 66°59'00" West, a distance of 1420.96 feet to a point that bears North 13°55'00" East, a distance of 101.27 feet from the northwest corner of Lot 49 of said BANDINI DONATION;

THENCE North 85°10'00" West, a distance of 264.67 feet, more or less, to the southerly prolongation of the westerly line of said Lot 47;

THENCE North 04°03'00" East, along said southerly prolongation of the westerly line of said Lot 47, a distance of 220.29 feet to the southwest corner of said lot 47 being Station No. 3 as shown on said last mentioned map;

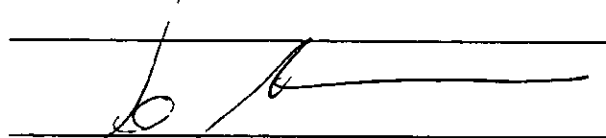
THENCE South 85°41'00" East, along the southerly line of said Lot 47, a distance of 1194.90 feet to said POINT OF BEGINNING.

Area: 14.3952 acres

Dated June 20, 1994

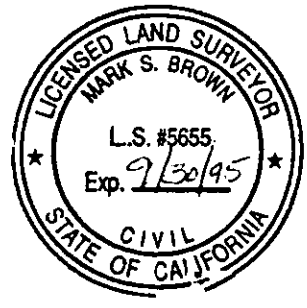
  
NICHOLAS D. HADDAD

As the spouse of the Grantor, I hereby consent and join in the granting of the above conveyance.

  
JO RIVELA

As the spouse of the Grantor, I hereby consent and join in the granting of the above conveyance.

DESCRIPTION APPROVAL 6/1/94  
M.S.B. by LF  
SURVEYOR, CITY OF RIVERSIDE



GENERAL ACKNOWLEDGEMENT

State of California }  
County of \_\_\_\_\_ }s

On \_\_\_\_\_, before me \_\_\_\_\_  
(date) (name)

a Notary Public in and for said State, personally appeared

\_\_\_\_\_  
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(ices), 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.

\_\_\_\_\_  
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(ices) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 6/6/94

[Signature]  
Real Property Services Manager  
of the City of Riverside

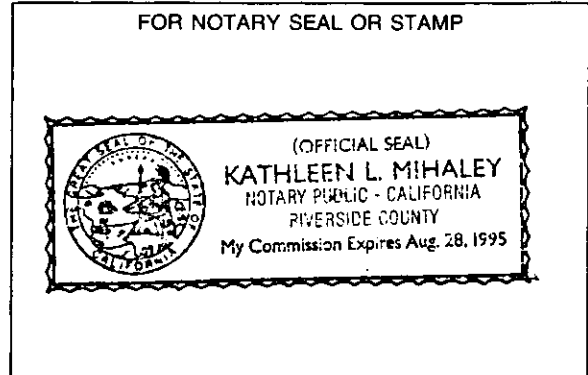
cltn.riv

94-314332

STATE OF CALIFORNIA,  
COUNTY OF Riverside } S.S.

On June 20, 1994, before me, Kathleen L. Mihaley  
a Notary Public in and for said County and State, personally  
appeared Nicholas D. Haddad

~~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.



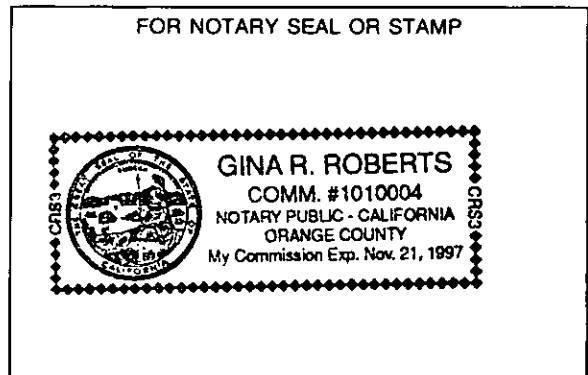
WITNESS my hand and official seal.

Signature Kathleen L. Mihaley

STATE OF CALIFORNIA,  
COUNTY OF ORANGE } S.S.

On June 22, 1994, before me, Gina R. Roberts  
a Notary Public in and for said County and State, personally  
appeared JO RIVERA

~~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.

Signature Gina R. Roberts

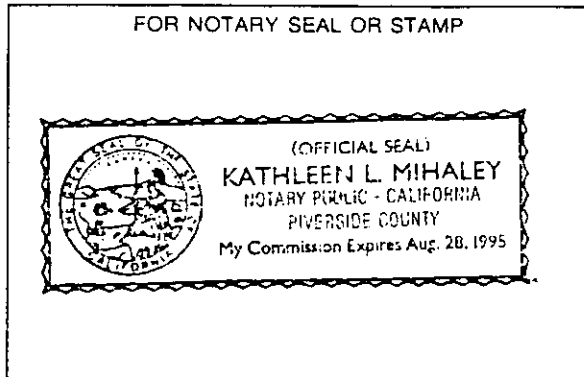
STATE OF CALIFORNIA,  
COUNTY OF Riverside } S.S.

On June 20, 1994, before me, Kathleen L. Mihaley  
a Notary Public in and for said County and State, personally  
appeared Nicholas D. Haddad

~~personally known to me~~ 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.

Signature Kathleen L. Mihaley



I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ATTACHED COPY IS A TRUE AND CORRECT COPY OF THE ORIGINAL ATTACHED HERETO.

EXECUTED: July 21, 1994

BY: Jeff Taylor  
CHICAGO TITLE COMPANY

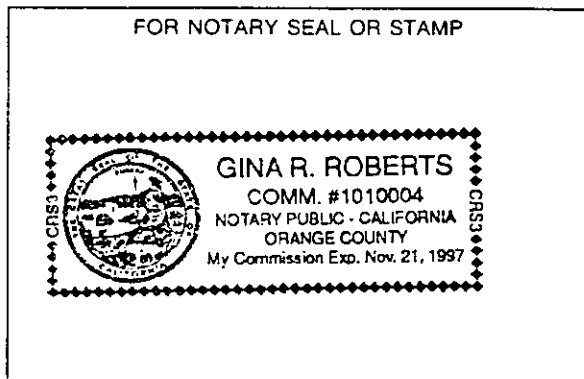
STATE OF CALIFORNIA,  
COUNTY OF ORANGE } S.S.

On JUNE 22 1994, before me, GINA R. ROBERTS  
a Notary Public in and for said County and State, personally  
appeared JO BIVENA

~~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.

Signature Gina R. Roberts

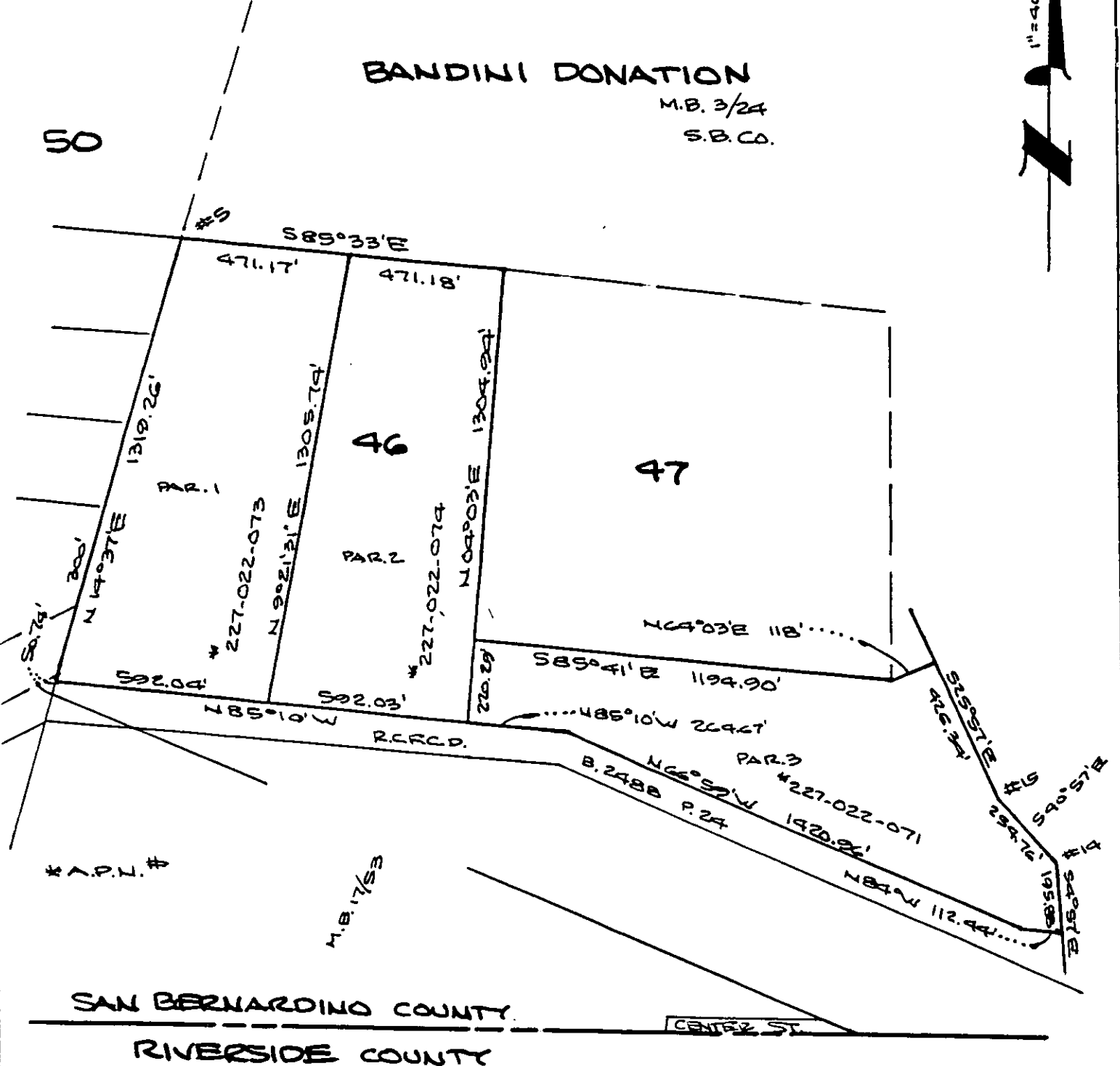


# BANDINI DONATION

M.B. 3/24  
S.B. CO.

1"=400'

50



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

12-2

SCALE: 1" = N.A.

DRAWN BY LF DATE 1/20/94

SUBJECT LAND EXCHANGE - COLTON

HADDAD • RIVELA

13,726



94-314332

CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)

This is to certify that the interest in real property conveyed by the Deed dated June 20, 1994 from Nicholas D. Haddad, a married man, and Jo Rivela, a married woman, to the City of Riverside, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City of Riverside pursuant to the authority conferred by Resolution No. 18233, adopted on May 11, 1993, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: 7/12/94

CITY OF RIVERSIDE

BY:

[Signature]

Real Property Services Manager  
of the City of Riverside

APPROVED AS TO FORM

[Signature] 7/14  
ASST. CITY ATTORNEY