

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

When recorded mail to:

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

JUN - 9 1995

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$           

**FREE RECORDING**

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

FOR RECORDER'S OFFICE USE ONLY

Project: **CU-021-945**  
**3900 Tyler Street**  
**"Best Buy Co., Inc."**

GRANT DEED

**DOWNS LEGACY PARTNERS**, a California ~~General~~ <sup>LIMITED</sup> Partnership, *formerly a California General Partnership* 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 located in the City of Riverside, County of Riverside, State of  
California, described as follows:

**That** portion of Block 4 of Tract No. 3 of La Sierra Heights, as shown by map  
on file in Book 8, page 27 of Maps, records of Riverside County, California,  
described as follows:

**BEGINNING** at a point in the southerly boundary of Hole Avenue, 150 feet  
northwesterly from the intersection of the southerly line of Hole Avenue, 80  
feet in width, and the southwesterly line of Tyler Avenue, 80 feet in width as  
shown by said map of Tract No. 3 of La Sierra Heights; said point also being  
the most northwest corner of that certain parcel of land conveyed to the City  
of Riverside by deed recorded February 28, 1964, as Instrument No. 25839 of  
Official Records of said Riverside County;

THENCE North 78°54' West, along said southerly line of Hole Avenue, 231.23 feet to the northeast corner of that certain parcel of land conveyed to the City of Riverside by deed recorded November 14, 1986, as Instrument No. 289880 of Official Records of said Riverside County;

THENCE South 14°55'30" West, along the easterly line of last said parcel conveyed to the City of Riverside, 4.01 feet to a line which is parallel with and distant 4.00 feet southerly, as measured at right angle, from said southerly line of Hole Avenue;

THENCE South 78°54' East, along said parallel line, 234.17 feet to an angle point in said parcel of land conveyed to the City of Riverside by said Instrument No. 25839;

THENCE North 22°37'50" West, along last said parcel, 4.81 feet to said POINT OF BEGINNING.

Area: 931.3 feet

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Mark S. Brown 4/25/95 Prep. WF  
 Mark S. Brown, L.S. 5655 Date  
 License Expires 9/30/95



Dated MAY 2, 1995

UND FORMERLY A GENERAL  
 PARTNERSHIP, NOW  
 A LIMITED PARTNERSHIP

**DOWNS LEGACY PARTNERS, a  
 California General Partnership**

by [Signature]

title Managing General Partner

by [Signature]

title PARTNER

x Patricia D'Angelo  
 PARTNER

SUBSCRIBED AND AFFIRMED BEFORE ME THIS  
31st DAY OF May, 1995, IN COUNTY  
 OF ARAPAHOE STATE OF COLORADO.

[Signature] 2-16-95 for Patricia D'Angelo  
 NOTARY PUBLIC  
 2350 E. ARAPAHOE RD., LITTLETON, CO 80122

("All-Purpose" Acknowledgment)

STATE OF CALIFORNIA

COUNTY OF Los Angeles } sr

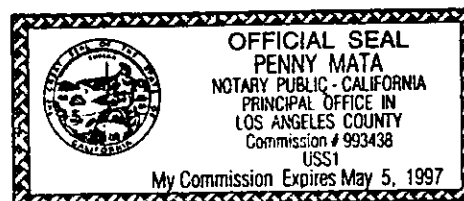
On May 2, 1995 before me, (here insert name, title of the officer-ex., "Jane Doe, Notary Public"), Penny  
Mata, Notary Public, personally appeared William J. Downs\*

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

Penny Mata  
 Signature of Notary



(Seal)

This certificate must be attached to:

Title or type of document: Grant DeedNumber of Pages: 5Date of Document: 5/2/95Signer(s) other than named above: NoneSigner is representing: Downs Legacy Partners, A California Limited Partnership

(Name of person(s) or entity(ies))

Capacity claimed by signer:

☒ Partnership☐ Individual☐ Corporate Officer(s)☐ Attorney-in-Fact

\_\_\_\_\_  
 Title(s)

☐ Trustee(s)☐ Guardian/Conservator☐ Other \_\_\_\_\_

STATE OF COLORADO

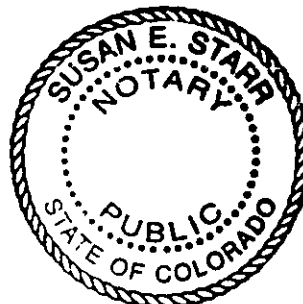
COUNTY OF Jefferson

} ss

On May 3, 1995, before me, Susan E. Starr, Notary Public, personally appeared Robert S. Downs personally known to me (or proved to me on the basis of satisfactory evicence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Susan E. Starr  
Notary



My Commission Expires 11/09/1997

State of Colorado                   )  
   ) ss  
 County of Denver                   )

On May 25, 1995, before me, a notary public in and for said State, personally appeared **PATRICIA D'ANGELO**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

*Patricia D'Angelo*  
 WITNESS my hand and official seal.

*Kim Koh*

Signature

MY COMMISSION EXPIRES: Jan. 13, 1996  
 105 Fillmore Street  
 Denver, Colorado 80206

#### CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact  
 ( ) Corporate Officer(s)  
     Title \_\_\_\_\_ Title \_\_\_\_\_  
 ( ) Guardian /Conservator  
 ( ) Individual(s)  
 (X) Partner(s)  
     (X) General           ( ) Limited  
 ( ) Trustee(s)  
 ( ) Other \_\_\_\_\_

The party(ies) executing this document is/are representing:

DOWNNS LEGACY PARTNERS, a California <sup>LIMITED</sup> General Partnership *up*

186042

GENERAL ACKNOWLEDGEMENT

State of California }  
County of \_\_\_\_\_ } ss

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(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

**CERTIFICATE OF ACCEPTANCE**  
(Government Code Section 27281)

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 6/6/95

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

cu021945.ded

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact  
( ) Corporate Officer(s)

Title \_\_\_\_\_

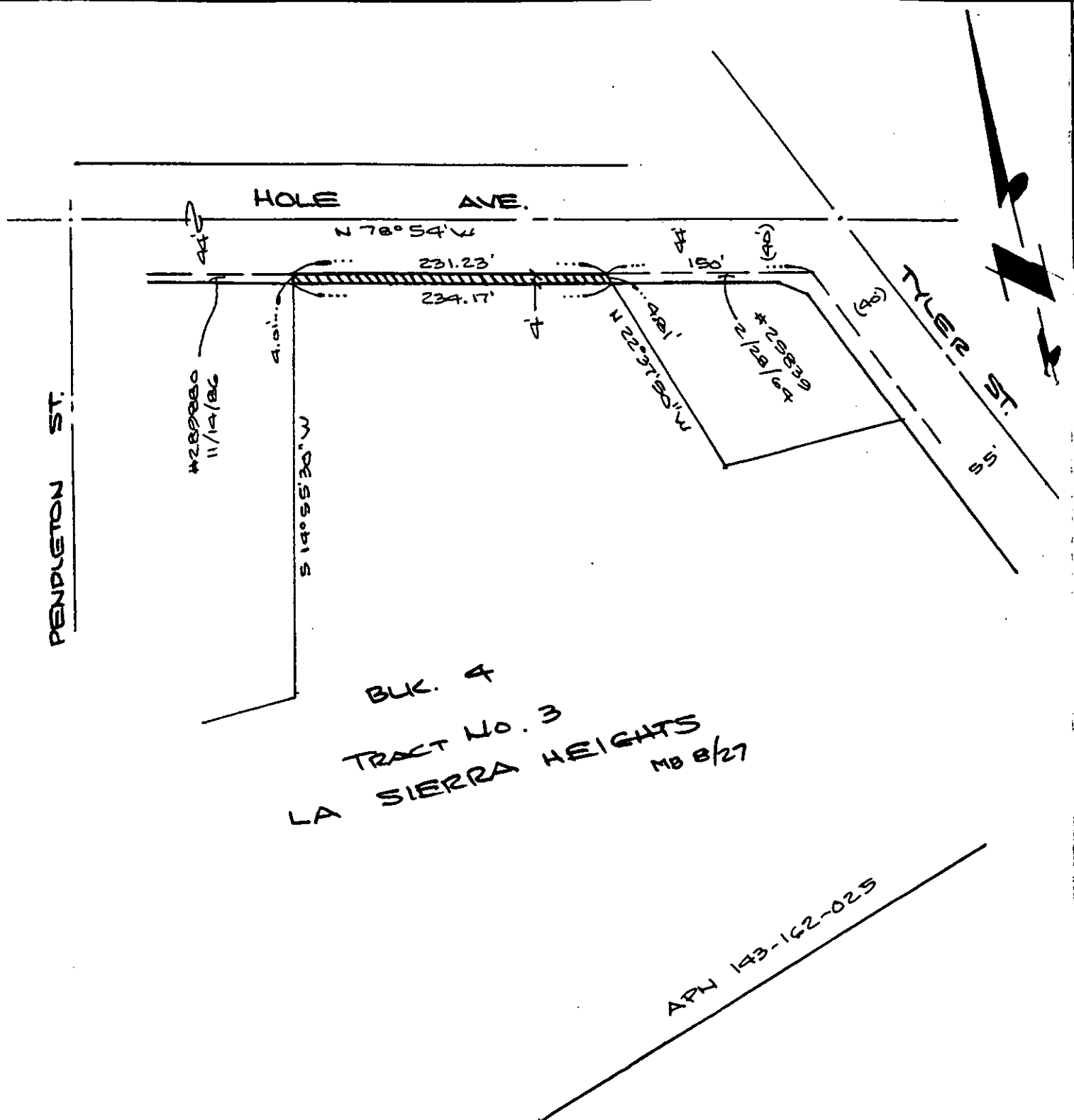
Title \_\_\_\_\_

- ( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
( ) Other

- ( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

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



• CITY OF RIVERSIDE, CALIFORNIA •

65-7

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

6/20-9

SCALE: 1" = 100'

DRAWN BY WF DATE 4 25 95

SUBJECT CU-021-945

13835