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When recorded mail to:

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

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

SEP 29 1995

Recorded in Official Records
of Riverside County, California
Recorder

Fees \$

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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

M

Project: California Avenue Extension
Parcel 36 & 41
A.P.N. 145-152-016 & 145-162-015 & 016

1-01001

TRA 009-002

GRANT DEED

SMITH'S FOOD & DRUG CENTERS, INC., a Delaware 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 located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the Northeast Quarter of Section 12, Township 3 South, Range 6 West of the Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, records of Riverside County, California, and that portion of Lot 16 in Block 10 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

PARCEL A

That portion of Parcel 2 of Record of Survey on file in Book 89, Page 13 of Record of Surveys, records of said Riverside County, lying southerly of a line parallel with and distant 39.00 feet northerly, as measured at right angles, from the following described line:

BEGINNING at the intersection of the centerline of Bolton Avenue with the centerline of California Avenue, as shown by map of Tract No. 8583, on file in Book 142, Pages 81 through 84 of Maps, records of said Riverside County;

said intersection being the beginning of a non-tangent curve concaving southeasterly having a radius of 680.00 feet and from which the radius bears South $44^{\circ}27'43''$ East;

THENCE northeasterly to the right along said curve and along said centerline of California Avenue through a central angle of $40^{\circ}13'37''$ an arc length of 477.42 feet;

THENCE North $85^{\circ}45'53''$ East, continuing along said centerline of California Avenue, a distance of 192.44 feet to the beginning of a tangent curve concaving easterly and having a radius of 680.00 feet;

THENCE northeasterly to the left along said last mentioned curve and continuing along said centerline of California Avenue through a central angle of $15^{\circ}20'10''$ an arc length of 182.01 feet;

THENCE North $70^{\circ}25'44''$ East, continuing along said centerline of California Avenue and along the northeasterly prolongation of said centerline as shown on said map of Tract No. 8583, a distance of 788.57 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 680.00 feet;

THENCE northeasterly to the right along said last mentioned curve through a central angle of $20^{\circ}51'49''$ an arc length of 247.61 feet;

THENCE South $88^{\circ}42'27''$ East, a distance of 108.36 feet to the beginning of a tangent curve concaving northerly and having a radius of 680.00 feet;

THENCE easterly to the left along said last mentioned curve through a central angle of $33^{\circ}37'40''$ an arc length of 399.10 feet to the end of said curve; the end of said curve also being the intersection of the northerly centerline of California Avenue as shown by said Record of Survey on file in Book 89, Page 13 of Record of Surveys, with the northerly prolongation of the centerline of Acacia Street as shown by Record of Survey on file in Book 24, Page 21 of Record of Surveys, records of said Riverside County;

THENCE North $57^{\circ}39'53''$ East, along said northerly centerline of California Avenue, a distance of 370.15 feet to the centerline of Van Buren Boulevard as shown by said Record of Survey of file in Book 89, Page 13 of Record of Surveys, and the END of this line description.

Area - 1.4 acres.

PARCEL B

That portion of Parcel 1 of Record of Survey on file in Book 89, Page 13 of Record of Surveys, records of said Riverside County, lying southerly of a line parallel with and distant 44.00 feet northerly, as measured at right angles, from the following described line:

BEGINNING at the intersection of the centerline of Bolton Avenue with the centerline of California Avenue, as shown by map of Tract No. 8583, on file in

Book 142, Pages 81 through 84 of Maps, records of said Riverside County; said intersection being the beginning of a non-tangent curve concaving southeasterly having a radius of 680.00 feet and from which the radius bears South 44°27'43" East;

THENCE northeasterly to the right along said curve and along said centerline of California Avenue through a central angle of 40°13'37" an arc length of 477.42 feet;

THENCE North 85°45'53" East, continuing along said centerline of California Avenue, a distance of 192.44 feet to the beginning of a tangent curve concaving easterly and having a radius of 680.00 feet;

THENCE northeasterly to the left along said last mentioned curve and continuing along said centerline of California Avenue through a central angle of 15°20'10" an arc length of 182.01 feet;

THENCE North 70°25'44" East, continuing along said centerline of California Avenue and along the northeasterly prolongation of said centerline as shown on said map of Tract No. 8583, a distance of 788.57 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 680.00 feet;

THENCE northeasterly to the right along said last mentioned curve through a central angle of 20°51'49" an arc length of 247.61 feet;

THENCE South 88°42'27" East, a distance of 108.36 feet to the beginning of a tangent curve concaving northerly and having a radius of 680.00 feet;

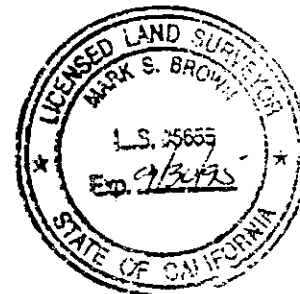
THENCE easterly to the left along said last mentioned curve through a central angle of 33°37'40" an arc length of 399.10 feet to the end of said curve; the end of said curve also being the intersection of the northerly centerline of California Avenue as shown by Record of Survey on file in Book 89, Page 13 of Record of Surveys, records of said Riverside County, with the northerly prolongation of the centerline of Acacia Street as shown by Record of Survey on file in Book 24, Page 21 of Record of Surveys, records of said Riverside County;

THENCE North 57°39'53" East, along said northerly centerline of California Avenue, a distance of 370.15 feet to the centerline of Van Buren Boulevard as shown by said Record of Survey of file in Book 89, Page 13 of Record of Surveys, and the END of this line description.

Area - 1,108.7 square feet.

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

Mark S. Brown 7/21/95 Prep. Kgr
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/95



Dated August 31, 1995

SMITH'S FOOD & DRUG CENTERS, INC., a Delaware corporation

By [Signature]

Title SR. V.P.

By _____

Title _____

GENERAL ACKNOWLEDGEMENT

State of California Utah }
County of Salt Lake }^{ss}

On August 31, 1995 before me Lisa M. Randles
(date) (name)

a Notary Public in and for said State, personally appeared

Michael C. Frei
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]
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

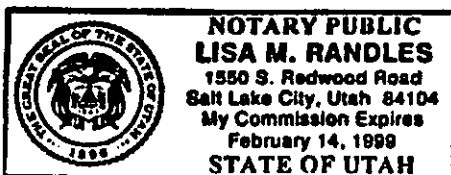
Title Senior V.P.

Title _____

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

- Partner(s)
 - General
 - Limited

The party(ies) executing this document is/are representing:
Smith's Food & Drug Centers, Inc.

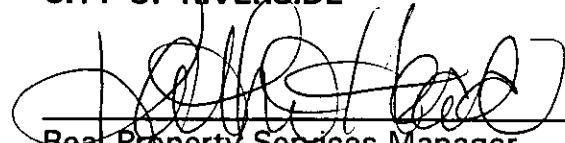


**CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)**

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 9/15/95


CITY OF RIVERSIDE

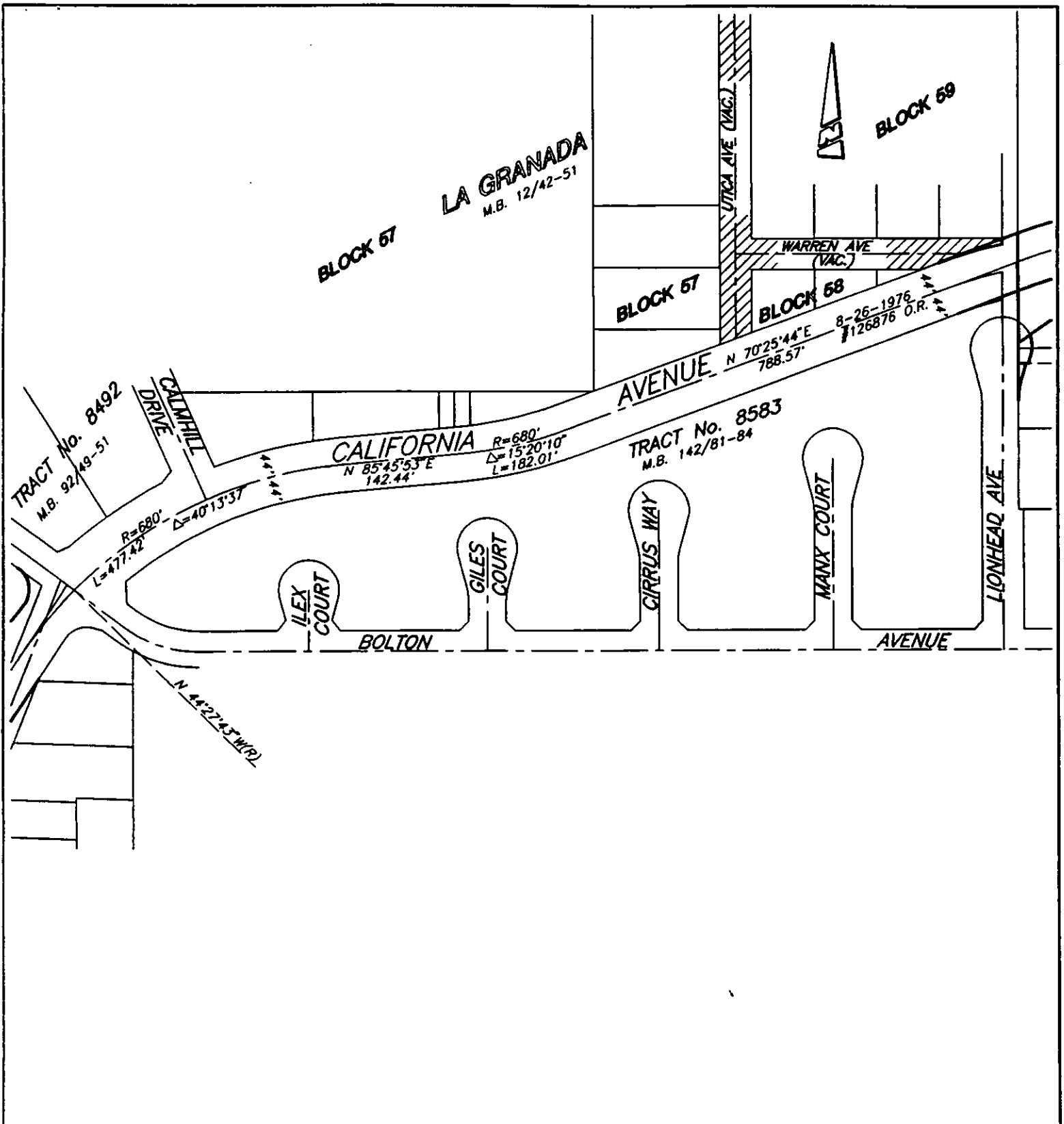


Real Property Services Manager
of the City of Riverside

CAL3641.DED

APPROVED AS TO FORM


CITY ATTORNEY



• 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 3

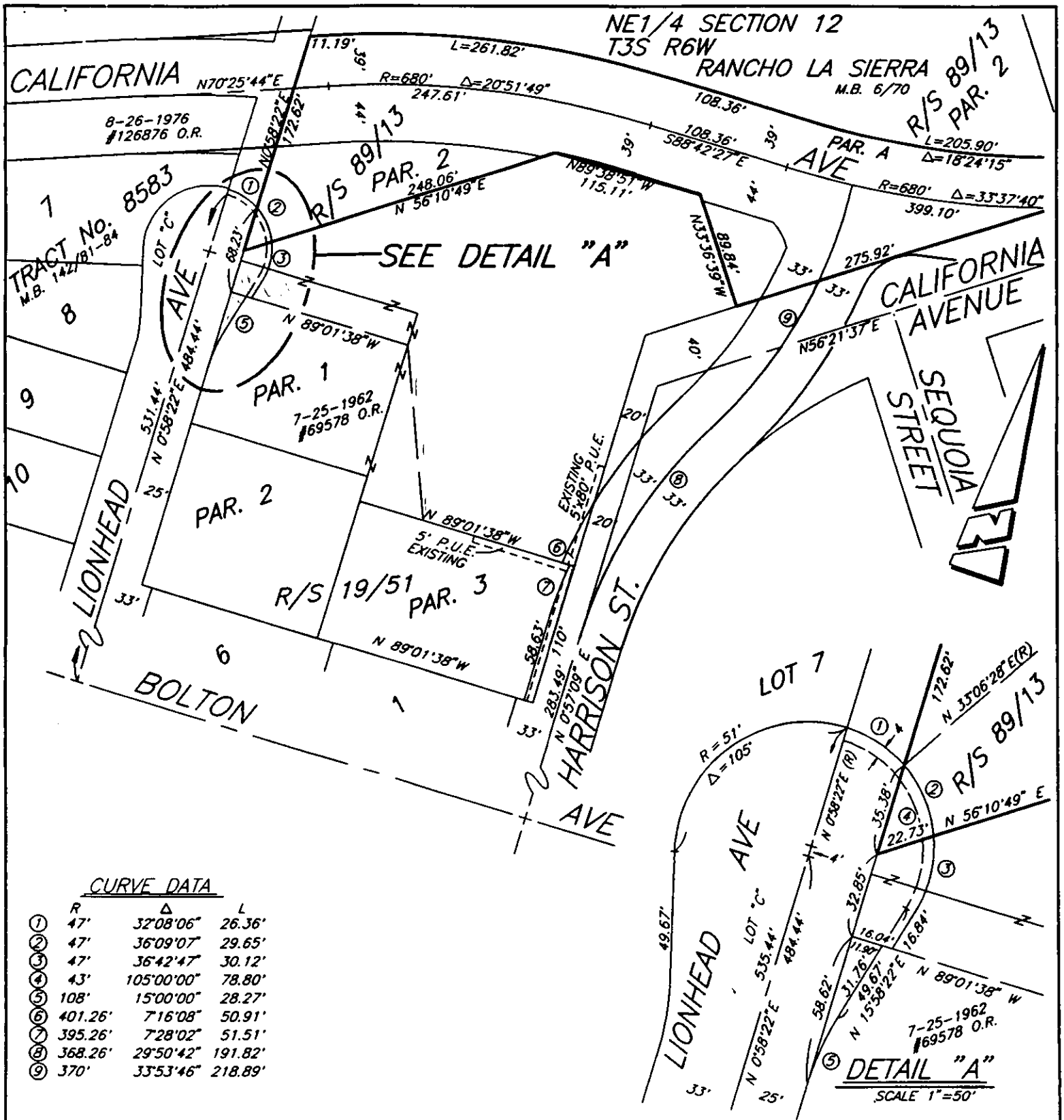
6/17-2

SCALE: 1"=N.T.S.

DRAWN BY: CLRT

DATE: 4/26/95

SUBJECT: CALIFORNIA AVENUE EXTENSION



CURVE DATA

R	Δ	L
① 47'	32°08'06"	26.36'
② 47'	36°09'07"	29.65'
③ 47'	36°42'47"	30.12'
④ 43'	105°00'00"	78.80'
⑤ 108'	15°00'00"	28.27'
⑥ 401.26'	7°16'08"	50.91'
⑦ 395.26'	7°28'02"	51.51'
⑧ 368.26'	29°50'42"	191.82'
⑨ 370'	33°53'46"	218.89'

• 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 3

6/17-2

SCALE: 1"=100'

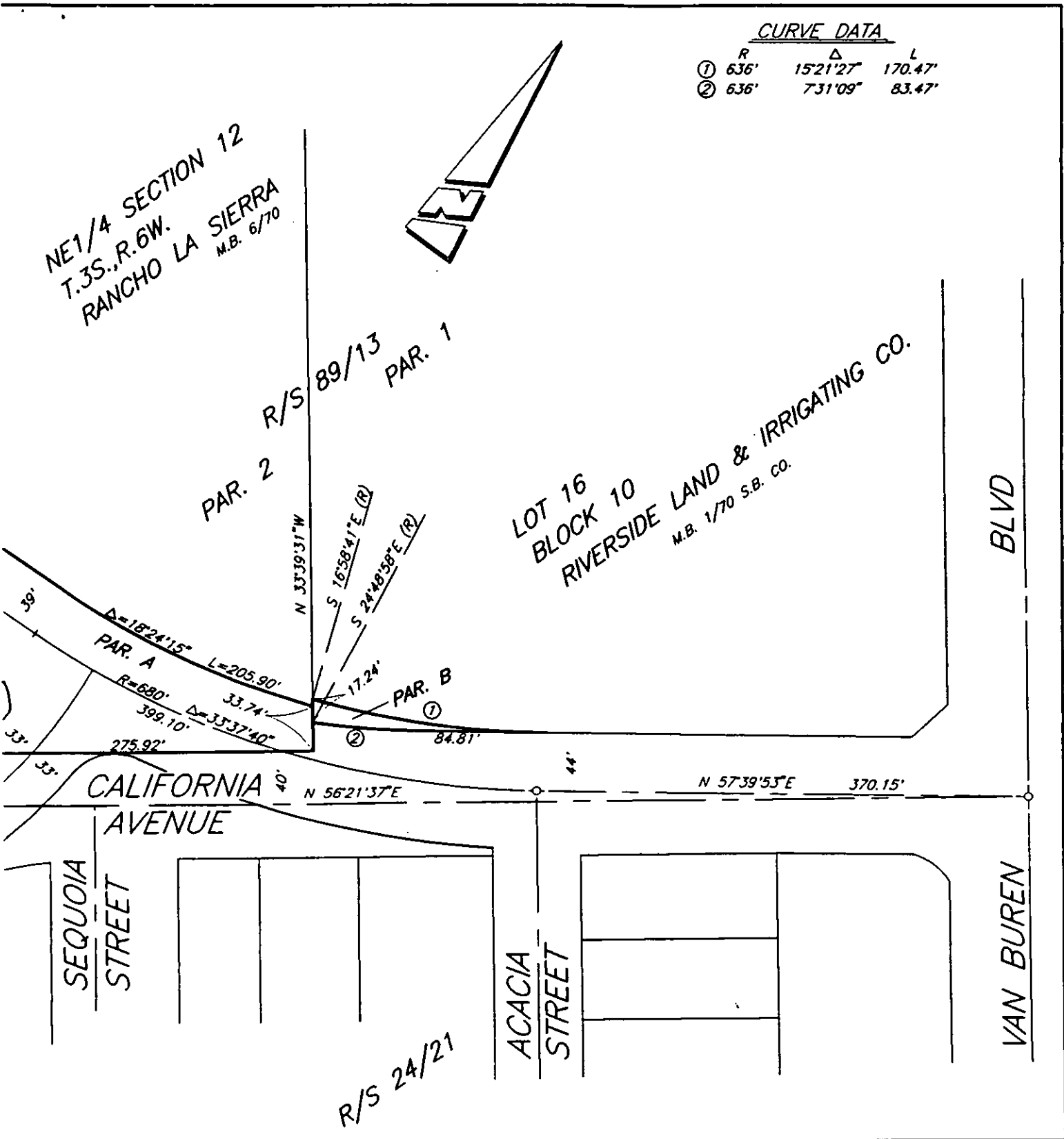
DRAWN BY: CURT

DATE: 4/06/95

SUBJECT: CALIFORNIA AVENUE EXTENSION

CURVE DATA

	R	Δ	L
①	636'	152°12'	170.47'
②	636'	73°109'	83.47'



• CITY OF RIVERSIDE, CALIFORNIA • 65-4

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 3 OF 3
5/5
8/17-2

SCALE: 1"=100' DRAWN BY: CURT DATE: 4/06/95 SUBJECT: CALIFORNIA AVENUE EXTENSION