

241208

When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

JUN 28 1996

FREE RECORDING

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

Recorded in Official Records
of Riverside County, California
Recorder

Fees \$ 9

FOR RECORDER'S OFFICE USE ONLY

Project: RZ-019-956
Indiana Ave. & Madison St.

D - 13392

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F

GRANT DEED

HOME DEPOT U.S.A., 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 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 6/27/96

HOME DEPOT U.S.A., INC., a Delaware corporation

By [Signature]

Title Senior Corporate Counsel

By Daniel R. Hatch

Title Senior Corporate Counsel

EXHIBIT "A"
RZ-019-956 - HOME DEPOT

PARCEL 1

That portion of Lot 1 in Block 66 of the lands of W.T. Sayward and S.C. Evans, as shown by map on file in Book 3, Page 2 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the most southerly corner of Lot 66 of Madison Park, as shown by map on file in Book 14, Pages 82 and 83 of Maps, records of Riverside County, California;

THENCE South 34° East, along the northeasterly line of Madison Street as shown by said map of Madison Park, a distance of 60.40 feet to the northwesterly line of the A.T. & S.F. Railroad right-of-way as shown by said map on Madison Park;

THENCE North $49^{\circ}24'$ East, along said northwesterly line, a distance of 4.03 feet to a line parallel with and distant 44.00 feet northeasterly, as measured at right angles, from the centerline of said Madison Street;

THENCE North 34° West, along said parallel line, a distance of 60.40 feet to the southeasterly line of said Lot 66;

THENCE South $49^{\circ}24'$ West, along said southeasterly line, a distance of 4.03 feet to the POINT OF BEGINNING.

Area - 240 square feet.

PARCEL 2

The southwesterly 4.00 feet of the southeasterly one-half of Lot 65 of Madison Park, as shown by map on file in Book 14, Pages 82 and 83 of Maps, records of Riverside County, California.

Area - 250 square feet.

PARCEL 3

That portion of Lot 64 of Madison Park, as shown by map on file in Book 14, Pages 82 and 83 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the most southerly corner of said Lot 64;

GENERAL ACKNOWLEDGEMENT

State of California }
County of Orange } ss

On June 27, 1996 before me Phyllis A. Ruoff
(date) (name)

a Notary Public in and for said State, personally appeared

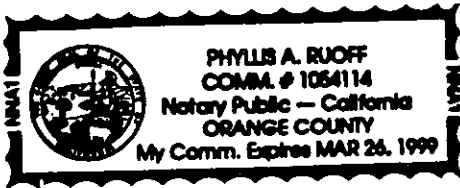
Daniel R. Hatch

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.

Phyllis A. Ruoff
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(ies) executing this document is/are representing:

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 6/27/96

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM

[Signature]

ASST. CITY ATTORNEY

THENCE North 56° East, along the southeasterly line of said Lot 64, a distance of 4.00 feet to a line parallel with and distant 44.00 feet northeasterly, as measured at right angles, from the centerline of Madison Street as shown by said map;

THENCE North 34° West, along said parallel line, a distance of 70 feet to the northwesterly line of that certain parcel of land described in deed to Robert R. Flores, as Trustee of the Flores Family Trust, by document recorded September 6, 1995, as Instrument No. 292684 of Official Records of said Riverside County;

THENCE South 56° West, along said northwesterly line, a distance of 4.00 feet to the southwesterly line of said Lot 64;

THENCE South 34° East, along said southwesterly line, a distance of 70 feet to the POINT OF BEGINNING.

Area - 280 square feet.

PARCEL 4

The northwesterly 4.00 feet of the northeasterly 170 feet of Lot 63 of Madison Park, as shown by map on file in Book 14, Pages 82 and 83 of Maps, records of Riverside County, California;

EXCEPTING THEREFROM that portion conveyed to the City of Riverside by Grant Deed recorded September 15, 1989, as Instrument No. 318805 of Official Records of said Riverside County.

Area - 340 square feet.

PARCEL 5

The northwesterly 4.00 feet of Lot 60 of Madison Park, as shown by map on file in Book 14, Pages 82 and 83 of Maps, records of Riverside County, California.

Area - 360 square feet.

PARCEL 6

The northwesterly 4.00 feet of Lot 58 of Madison Park, as shown by map on file in Book 14, Pages 82 and 83 of Maps, records of Riverside County, California.

Area - 360 square feet.

PARCEL 7

The northwesterly 4.00 feet of the westerly one-half of Lot 57 of Madison Park, as shown by map on file in Book 14, Pages 82 and 83 of Maps, records of Riverside County, California.

Area - 200 square feet.

PARCEL 8

The northwesterly 4.00 feet of Lot 57 of Madison Park, as shown by map on file in Book 14, Pages 82 and 83 of Maps, records of Riverside County, California, and the northwesterly 4.00 feet of Lot 56 of said Madison Park;

EXCEPTING THEREFROM that portion lying within the westerly one-half of said Lot 57 as described in **PARCEL 7** hereinabove;

ALSO EXCEPTING THEREFROM that portion of said Lot 56 conveyed to the City of Riverside by Grant Deed recorded September 15, 1989, as Instrument No. 318803 of Official Records of said Riverside County.

Area - 300 square feet.

PARCEL 9

The northwesterly 4.00 feet of Lot 55 of Madison Park, as shown by map on file in Book 14, Pages 82 and 83 of Maps, records of Riverside County, California;

EXCEPTING THEREFROM that portion said Lot 55 as conveyed to the City of Riverside by Grant Deed recorded September 15, 1989, as Instrument No. 318803 of Official Records of said Riverside County.

Area - 200 square feet.

PARCEL 10

That portion of Lots 59 through 63 of Madison Park, as shown by map on file in Book 14, Pages 82 and 83 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the most northerly corner of Lot 54 of said Madison Park;

THENCE South 56° West, along the northwesterly line of said Lot 54, and along the northwesterly line of Lots 55 through 58 of said Madison Park, a distance of 478.00 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE South 41°57'49" West, a distance of 57.72 feet to a line parallel with and distant 54.00 feet southeasterly, as measured at right angles, from the centerline of Madison Street as shown by said map;

THENCE South 56° West, along said parallel line, a distance of 413.47 feet;

THENCE South 71°02'11" West, a distance of 57.72 feet to the northwesterly line of said Lot 63;

THENCE North 56° East, along said northwesterly line of Lot 63 and along the northwesterly line of Lots 62, 61, 60, 59 and 58, a distance of 525.47 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion of lying within the northwesterly 4.00 feet of said Lots 58 through 63.

Area - 4,535 square feet, more or less.

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

Mark S. Brown *10/2/99* Prep. *KB*
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/99



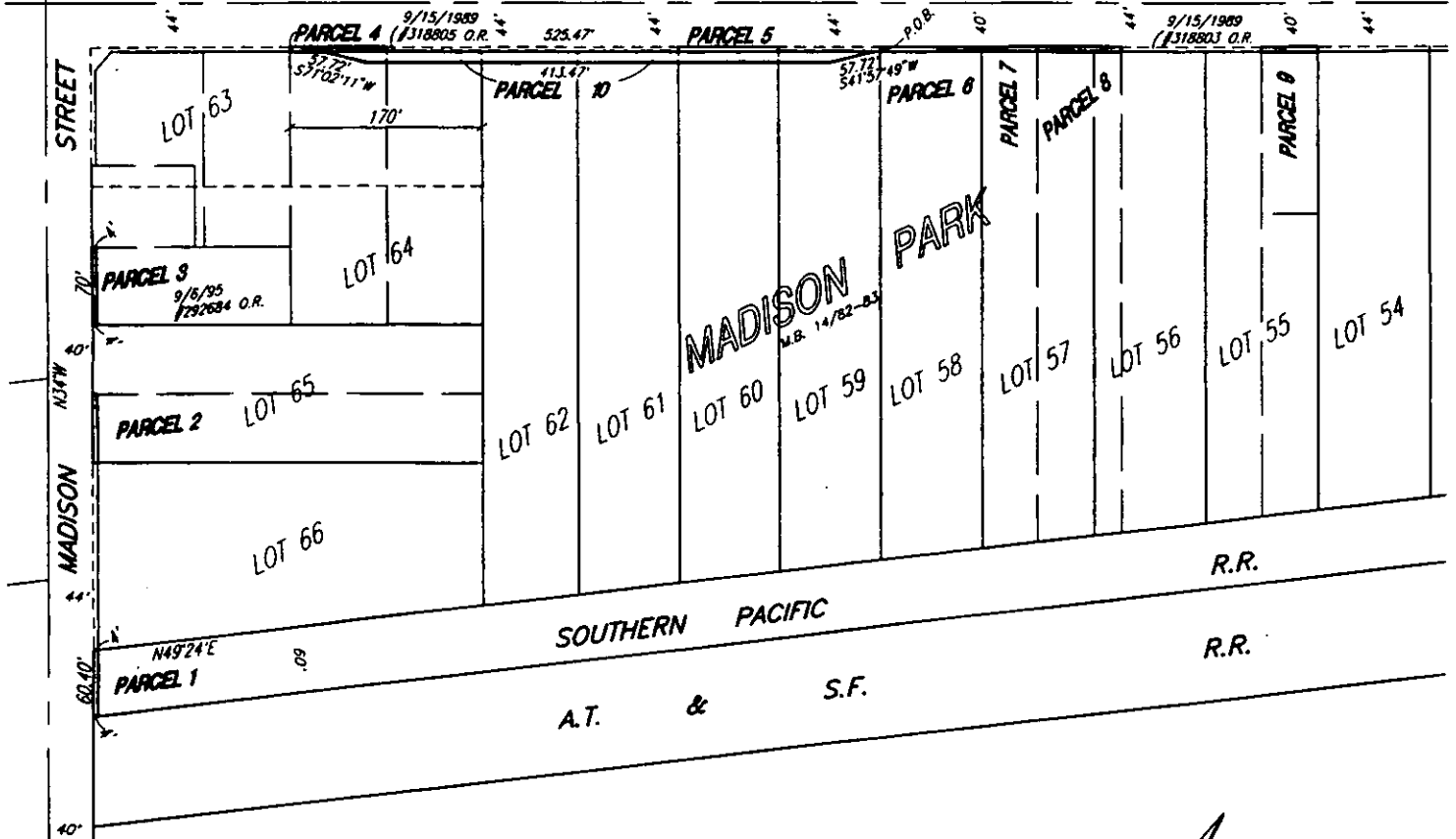


RIVERSIDE

FREWAY

INDIANA

AVENUE



• 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 1

53/7
68/1

SCALE: N.T.S.

DRAWN BY: Kgp 5/21/96

RZ-019-956 - HOME DEPOT