

479579

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

DEC 20 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 \$

FOR RECORDER'S OFFICE USE ONLY

D- 111 8

Project: **Tract No. 27721**
Mission Village Drive

GRANT DEED

MISSION VILLAGE, 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, County of Riverside, State of California.

Dated 12/9/96

MISSION VILLAGE,
a California corporation

by [Signature]
title President

by [Signature]
title Secretary

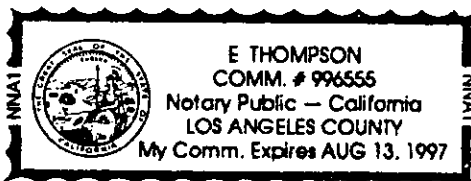
GENERAL ACKNOWLEDGEMENT

State of California
County of Los Angeles^{ss}

On 12/9/96, before me E Thompson
(date) (name)

a Notary Public in and for said State, personally appeared
Mark Rubin & Jack A. Sweeney
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.

E Thompson
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 12/18/96

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

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

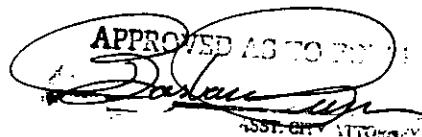
Title _____

Title _____

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

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

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



November 4, 1996

Project No. 921281801

EXHIBIT "A"**Mission Village Drive
Offsite Right-of-Way Acquisition
Tract 27721 - Mission Village/Kaufman & Broad**

The Southerly portion of Lots "B" and "C" of Parcel Map 28267, as shown by map on file in Book 187 of Parcel Maps at Pages 38 and 39 thereof, Records of Riverside County, California, lying within a strip of land 10.00 feet wide, the Southerly line being described as follows:

COMMENCING at the centerline intersection of Mission Grove Parkway South and Mission Village Drive, as shown on Parcel Map 28267 by map on file in Book 187 of Parcel Maps at Pages 38 and 39 thereof, Records of Riverside County, California;

Thence N.70°40'17"E. along the Easterly prolongation of said Mission Village Drive, also being the Westerly prolongation of the Northerly line of Parcel "B" of Certificate of Compliance recorded May 4, 1994, as Instrument No. 185008, Official Records of Riverside County, California, a distance of 50.00 feet to a point herein after referred to as Point "A", said point being on the Easterly line of said Mission Grove Parkway South, also being the Point of Beginning of said line description;

The following five (5) courses being along the Southerly line of said Lots "B" and "C":

Thence continuing N.70°40'17"E., a distance of 213.71 feet;

Thence Northeasterly on a curve concave Southeasterly, having a radius of 900.00 feet, through an angle of 19°09'53", an arc length of 301.04 feet;

Thence N.89°50'10"E., a distance of 246.91 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 700.00 feet, through an angle of 34°30'16", an arc length of 421.55 feet;

Thence N.55°19'54"E., a distance of 111.02 feet to the most Easterly corner of said Lot "C", said corner being the termination of said line description.

TOGETHER WITH that portion of said Lot "B," described as follows:

COMMENCING at the herein before mentioned Point "A";

Thence N.19°19'43"W. along the Easterly line of said Mission Grove Parkway South, a distance of 10.00 feet to a point on a line parallel with and 10.00 feet Northerly, measured at right angles from the Southerly line of said Lot "B," said point being the Point of Beginning of the parcel of land to be described;

Thence N.70°40'17"E. along said parallel line, a distance of 85.00 feet;

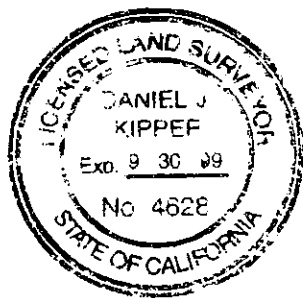
Thence N.19°19'43"W., a distance of 23.00 feet to a line parallel with and 33.00 feet Northerly, measured at right angles from the Southerly line of Lot "B";

Thence S.70°40'17"W. along said parallel line, a distance of 60.00 feet;

Thence N.65°29'52"W., a distance of 34.66 feet to the Easterly line of said Mission Grove Parkway South;

Thence S.19°19'43"E. along said Easterly line, a distance of 47.00 feet to the Point of Beginning.

The above described parcel of land contains 0.349 acres, more or less.



J. F. DAVIDSON ASSOCIATES, INC.

Prepared Under the Supervision of:

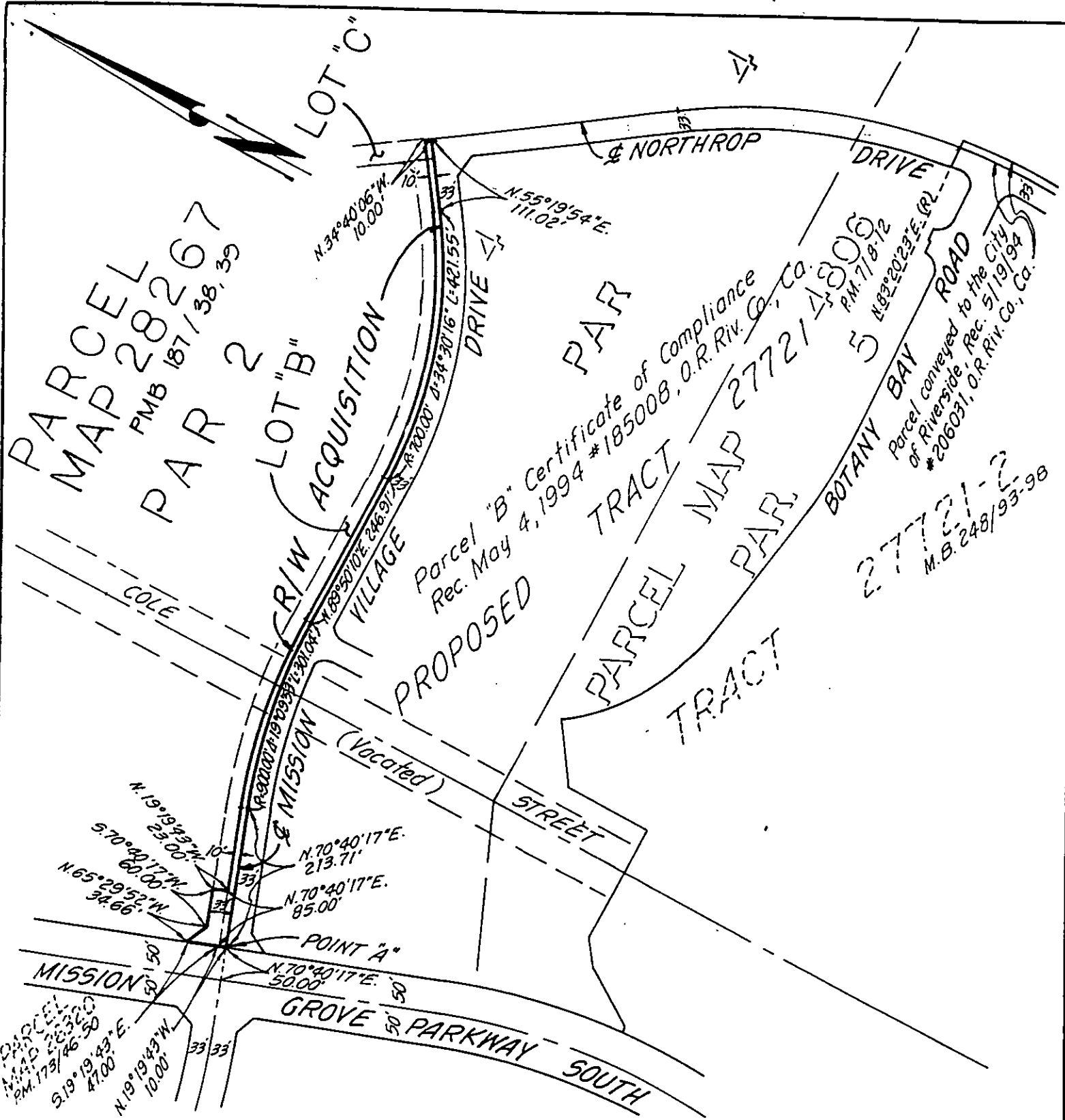
A handwritten signature in cursive script, appearing to read "Daniel J. Kipper".

Daniel J. Kipper, PLS No. 4628

Date: 11-19-96

MWC/DJK/kat

DESCRIPTION APPROVAL 11, 19, 96
 by WE
SURVEYOR, CITY OF RIVERSIDE



• 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

92 1281801(P)

SCALE: 1" = 200'

DRAWN BY M.C. REV. DATE 11/07/96

SUBJECT R/W ACQUISITION - TR. 27721 MISSION VILLAGE DR.

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