

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

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-

Project: **RZ-043-956**
VC-005-956
Riverside DEA Site

GRANT DEED

WESTERN DEVCON, INC., 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

WESTERN DEVCON, INC.,
a California corporation

by [Signature]

title PRESIDENT

by _____

title _____

GENERAL ACKNOWLEDGEMENT

State of California }
County of San Diego } ss

On Dec. 9, 1996, before me Mindee B. Ibe, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared

Mike Ibe

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.

Mindee B. Ibe
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 12/19/96

[Signature]

Real Property Services Manager
of the City of Riverside

rz043956.dea

APPROVED
[Signature]
NOTARY PUBLIC

STREET DEDICATION - LEGAL DESCRIPTION

That portion of Lots 6 and 10 through 14, inclusive, of Assessor's Map No. 19 on file in Book 1, Page 23 of Assessor's Maps, records of Riverside County, California, together with a portion of Lot 1 in Block 4 of D. C. Twogood's Orange Grove Tract as shown by map on file in Book 7, Page 42 of Maps, records of San Bernardino County, California, described as follows:

Beginning at the intersection of the Easterly line of Olivewood Avenue, as established per deed to the City of Riverside recorded January 24, 1969 as Instrument No. 7853, thirty three (33.00) foot half-width, and a line being ten (10.00) foot southwesterly, measured at right angles, and parallel from the southerly line of Lot 10 of said Assessor's Map No. 19;

Thence parallel with the centerline of Olivewood Avenue, North $29^{\circ}02'41''$ East, 230.03 feet to the beginning of a tangent curve concave southeasterly, having a radius of 28.50 feet;

Thence northeasterly, along said curve through a central angle of $90^{\circ}00'00''$ an arc distance of 44.77 feet;

Thence South $69^{\circ}28'26''$ East, 10.11 feet to a point in the southerly line of Kane Street, as shown on the plat filed in Book 33, Page 44 of Record of Surveys, said point is 25.00 feet southerly, measured at right angles from the centerline of said Street;

Thence parallel with said centerline, South $60^{\circ}57'09''$ East, 94.97 feet to an angle point in said southerly line;

Thence continuing parallel with said centerline, South $65^{\circ}16'46''$ East, 40.35 feet to an angle point in said southerly line;

Thence South $60^{\circ}58'37''$ East, a distance of 78.51 feet;

Thence South $18^{\circ}07'09''$ East, a distance of 2.88 feet to a point that is 33.00 feet southerly, measured at right angles from said centerline of Kane Street;

Thence parallel with said centerline, North $65^{\circ}16'46''$ West, 120.90 feet to an angle point in said line;


Thence continuing parallel to and 33.00 feet southerly of said centerline, North $60^{\circ}57'09''$ West, 83.27 feet to the beginning of a tangent curve concave southeasterly, having a radius of 35.00 feet;

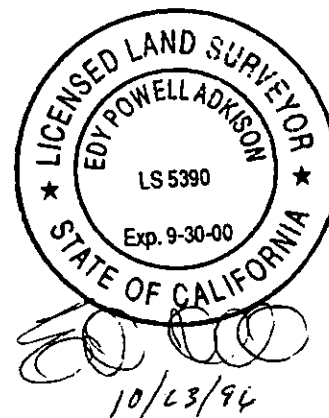
Thence southwesterly, along said curve through a central angle of $90^{\circ}00'10''$ an arc distance of 54.98 feet, to a point that is 48.50 feet easterly, measured at right angles from the centerline of Olivewood Avenue;

Thence parallel with said centerline, South $29^{\circ}02'41''$ West, 217.02 feet to a line ten (10.00) foot southwesterly, measured at right angles, and parallel to the southerly line of said Lot 10;

Thence westerly along said parallel line, North $60^{\circ}58'37''$ West, 15.50 feet to the **POINT OF BEGINNING**.

Said parcel contains 0.1317 acres

DESCRIPTION AND FILE NO. 10/29/96

 SURVEYOR, CITY OF RIVERSIDE by WE



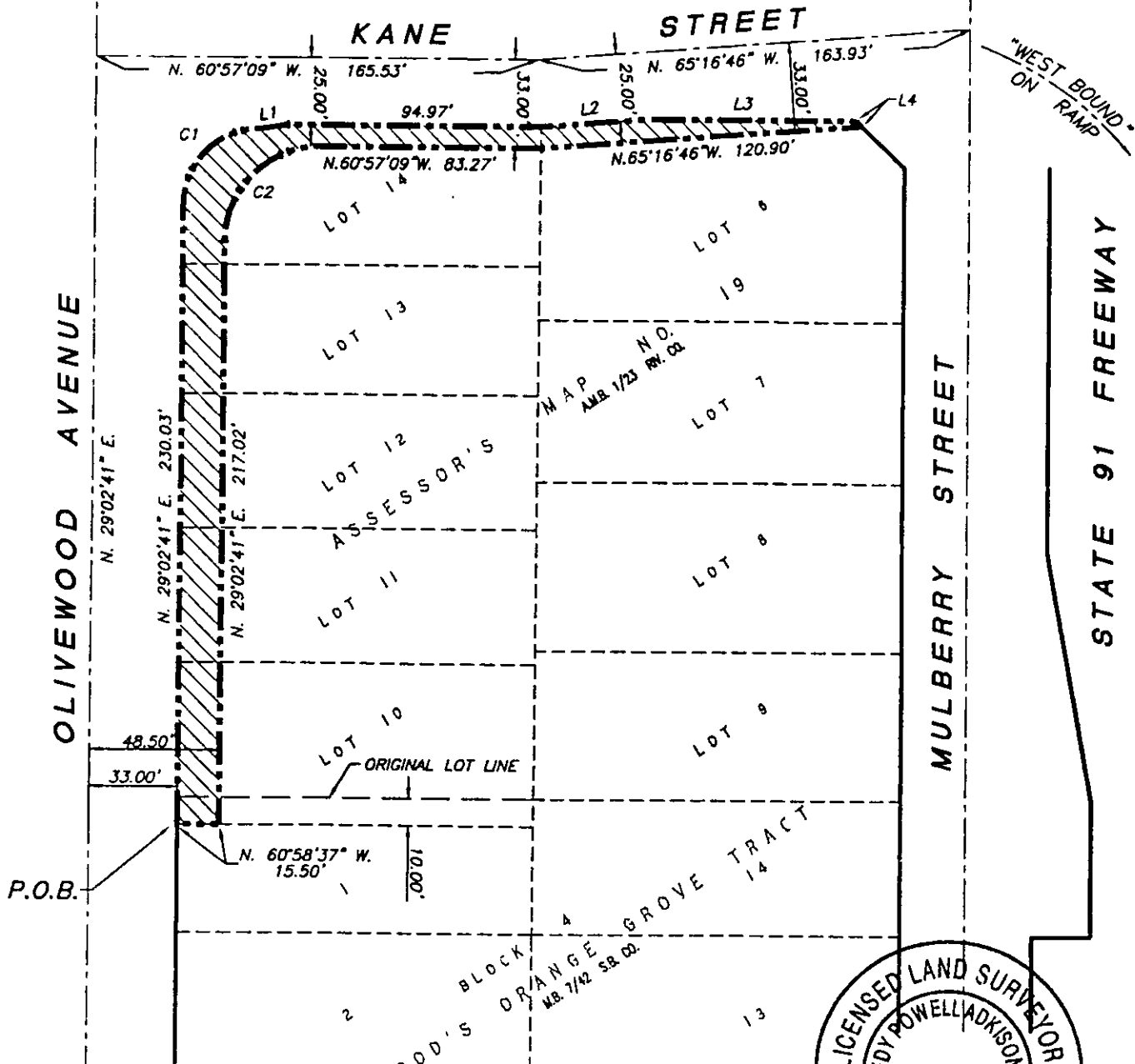
STREET DEDICATION PLAT - EXHIBIT 'A'

LINE TABLE

#	BEARING	DIST.
L1	N. 69°28'26"W.	10.11'
L2	N. 65°16'46"W.	40.35'
L3	N. 60°58'37"W.	78.51'
L4	N. 18°07'09"W.	2.88'

CURVE TABLE

#	RADIUS	ANGLE	LENGTH
C1	28.50'	90°00'00"	44.77'
C2	35.00'	90°00'10"	54.98'



1" = 60' +/-



[Handwritten signature]

10/23/96

39-4