

365402

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AUG 28 1998

Recorded In Official Records
of Riverside County, California

Recorder
Fees \$

When recorded mail to:

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

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

D- 14254

Project: **CU-030-978**
Central Ave. / Chapala Dr. R/W
A.P.N. 254-080-007 & 008

GRANT DEED

SUNRISE RIVERSIDE ASSISTED LIVING, L.P., as Grantors, FOR VALUABLE
CONSIDERATION, receipt of which is hereby acknowledged, do 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 August 13, 1998

**SUNRISE RIVERSIDE ASSISTED
LIVING, L.P.**

by [Signature]

title Executive Vice President, Sunrise
Assisted Living Investments, Inc.,
its General Partner

by [Signature]

title Executive Vice President, Sunrise
Assisted Living Investments, Inc.,
its General Partner

GENERAL ACKNOWLEDGMENT

State of ~~California~~ ^{Virginia} }
County of Fairfax }^{ss}

On Aug. 13, 1998, before me Susan L. Timoner
(date) (name)

a Notary Public in and for said State, personally appeared

Thomas B. Newell & David W. Faeder
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.

Susan L. Timoner
Signature
my Commission Expires 8/31/99

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 8/26/98

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

cu030978.row

APPROVED AS TO FORM
[Signature] 9/25/98
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

EXHIBIT A

ALL THAT PORTION OF LOT 1 AND 3 OF MARTIN AND ORMAND TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 84 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WHICH LIES SOUTH OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE DESCRIBED AS PARCEL 1 PER DEED RECORDED 27 MAY 1968 AS INSTRUMENT NO. 49452, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT 1 WHICH BEARS N 00°22'46" W AND DISTANT 523.95 FEET (PREVIOUSLY RECORDED AS 524.03 FEET) FROM THE SOUTHEASTERLY CORNER OF SAID LOT 1; SAID CORNER ALSO BEING THE CENTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN; AND SAID EASTERLY LINE OF LOT 1 ALSO BEING THE WESTERLY LINE OF CHAPALA DRIVE OF TRACT NO. 3164, AS SHOWN BY MAP ON FILE IN BOOK 54, PAGES 46 THROUGH 48, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N 74°22'46" W A DISTANCE OF 372.69 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1351.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°35'14", A DISTANCE OF 438.28 FEET;

THENCE S 87°02'00" W A DISTANCE OF 227.75 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1449.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°41'03", A DISTANCE OF 118.46 FEET TO A POINT LYING ON THE WESTERLY LINE OF LOT 3 OF SAID MARTIN AND ORMAND TRACT; THE PRECEDING FOUR (4) COURSES FOLLOWING THE SOUTHERLY LINE OF SAID PARCEL 1 AS CONVEYED TO THE CITY OF RIVERSIDE;

THENCE S 00°15'27" W, ALONG SAID WESTERLY LINE OF LOT 3 A DISTANCE OF 6.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1455.00 FEET, A RADIAL LINE TO SAID POINT BEARS S 01°42'41" W;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°40'41", A DISTANCE OF 118.80 FEET;

THENCE N 87°02'00" E A DISTANCE OF 227.75 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1345.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°35'14", A DISTANCE OF 436.33 FEET;

THENCE S 74°22'46" E A DISTANCE OF 336.27 FEET; THE PRECEDING FOUR (4) COURSES LYING ON A LINE PARALLEL TO OR CONCENTRIC WITH AND 6.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES OR RADially, FROM THE SOUTHERLY LINE OF SAID PARCEL 1 AS CONVEYED TO THE CITY OF RIVERSIDE;

THENCE S 32°05'23" E A DISTANCE OF 25.99 FEET, TO A POINT LYING ON A LINE PARALLEL WITH AND 23.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID CHAPALA DRIVE OF TRACT NO. 3164;

THENCE S 00°22'46" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 209.54 FEET TO A POINT LYING ON THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF VIA PINTADA OF TRACT NO. 3164, AS SHOWN BY SAID MAP ON FILE IN BOOK 54, PAGES 46 THROUGH 48, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S 76°39'55" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 23.68 FEET, TO THE WESTERLY LINE OF SAID CHAPALA DRIVE OF TRACT NO. 3164;

THENCE N 00°22'46" W ALONG SAID WESTERLY LINE, A DISTANCE OF 232.99 FEET TO THE POINT OF BEGINNING.

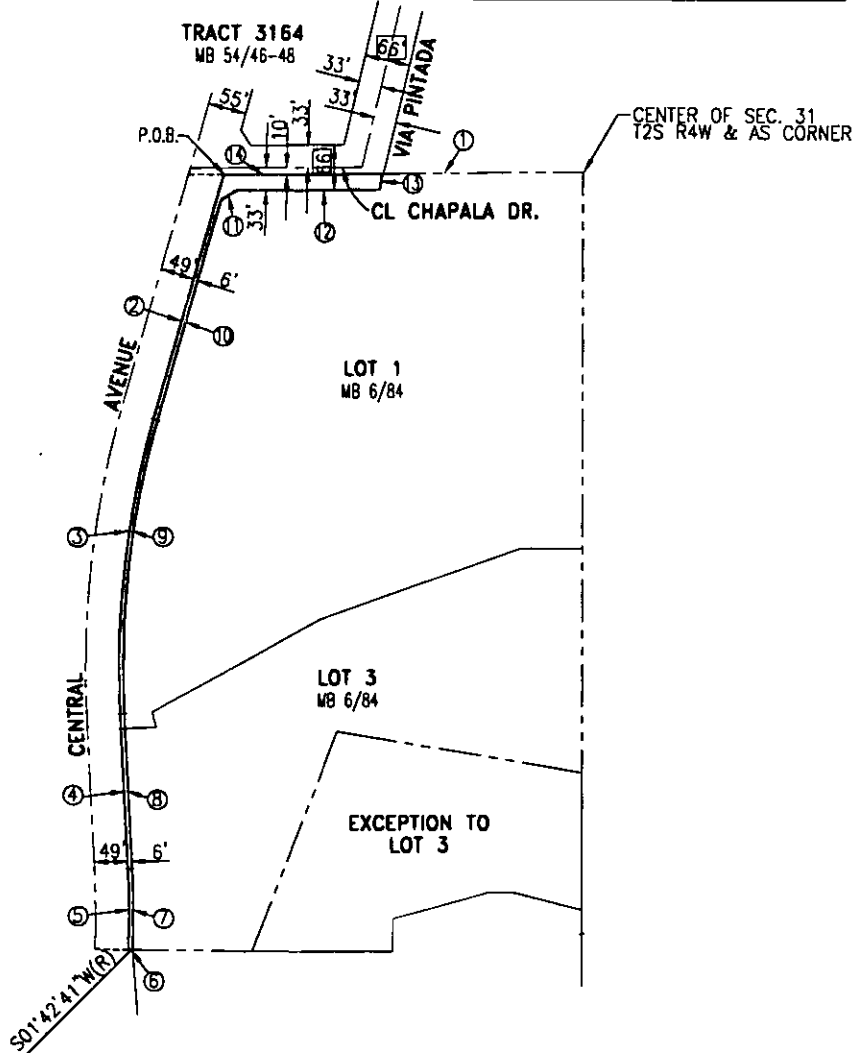
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.28 ACRES, MORE OR LESS.



DESCRIPTION 2000000000 8/7/98
 [Signature]
 SURVEYOR, CITY OF RIVERSIDE BY WF



BOUNDARY INFO	
①	N00°22'46"W 523.95'
②	N74°22'46"W 372.69'
③	Δ=18°35'14" R=1351.00' L=438.28'
④	S87°02'00"W 227.75'
⑤	Δ=04°41'03" R=1449.00' L=118.46'
⑥	S00°15'27"W 6.00'
⑦	Δ=04°40'41" R=1455.00' L=118.80'
⑧	N87°02'00"E 227.75'
⑨	Δ=18°35'14" R=1345.00' L=436.33'
⑩	S74°22'46"E 336.27'
⑪	S32°05'23"E 25.99'
⑫	S00°22'46"E 209.54'
⑬	S76°39'55"E 23.68'
⑭	N00°22'46"W 232.99'



CITY OF RIVERSIDE, CALIFORNIA

SCALE: N.T.S.	G.C.#B.	a-5-98	PROJECT C0-030-978
	PREPARED BY	DATE	
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.			SHEET <u>1</u> OF <u>1</u>

CITYPLAT

56/142