

Recording Requested  
First American Title Company

061939

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 AM

FEB 17 1999

**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 0  
Fees \$           



**FOR RECORDER'S OFFICE USE ONLY**

D- 14353  
DTT 0 0  
D

Project: **LL-023-978**  
**Palmyrita Ave. R/W**

TRA-009-052  
APN-255-120-024-5

**GRANT DEED**

**THE MAGNON COMPANIES, 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 7-2-98

**THE MAGNON COMPANIES,**  
**a California Corporation**

by: Loey Magnon

title: PRES.

by: \_\_\_\_\_

title: \_\_\_\_\_

GENERAL ACKNOWLEDGMENT

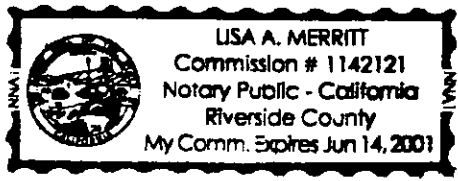
State of California }  
County of RIVERSIDE } ss

On July 2, 1998, before me LISA A. MERRITT  
(date) (name)

a Notary Public in and for said State, personally appeared

Ray Magrini  
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 ~~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

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 2/11/99

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

0030U-05.MAS

APPROVED AS TO FORM  
[Signature] 9/12/98  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

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:

## EXHIBIT "A"

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, T2S, R4W OF THE SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN RECORD OF SURVEY (RS) BOOK 67, PAGE 48, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 2 OF PARCEL MAP 28040 AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 185, PAGES 31 AND 32;

THENCE N89°56'51"E ALONG THE NORTH LINE OF PALMYRITA AVENUE, SAID NORTH LINE BEING 33.00 NORTH MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF PALMYRITA AVENUE, A DISTANCE OF 139.87 FEET TO THE POINT OF BEGINNING;

THENCE EASTERLY ALONG A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 996.00 FEET, THROUGH A CENTRAL ANGLE OF 5°53'43", AN ARC LENGTH OF 102.48 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1084.00 FEET, SAID POINT HAVING A RADIAL LINE WHICH BEARS N05°56'52"W;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°53'43", AN ARC LENGTH OF 111.53 FEET TO A POINT WHICH HAS A RADIAL LINE WHICH BEARS S00°03'09"E, SAID POINT BEING 44.00 FEET NORTH, MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF PALMYRITA AVENUE;

THENCE N89°56'51"E AND PARALLEL WITH THE CENTERLINE OF PALMYRITA AVENUE, A DISTANCE OF 164.74 FEET TO A POINT ON THE WEST LINE OF THE GAGE CANAL AS SHOWN ON SAID RECORD OF SURVEY;

THENCE S02°23'46"E ALONG THE WEST LINE OF THE GAGE CANAL, A DISTANCE OF 11.01 FEET TO A POINT 33.00 FEET NORTH, MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF PALMYRITA AVENUE;

THENCE S89°56'51"W AND PARALLEL WITH THE CENTERLINE OF PALMYRITA A DISTANCE OF 378.84 FEET TO THE POINT OF BEGINNING;

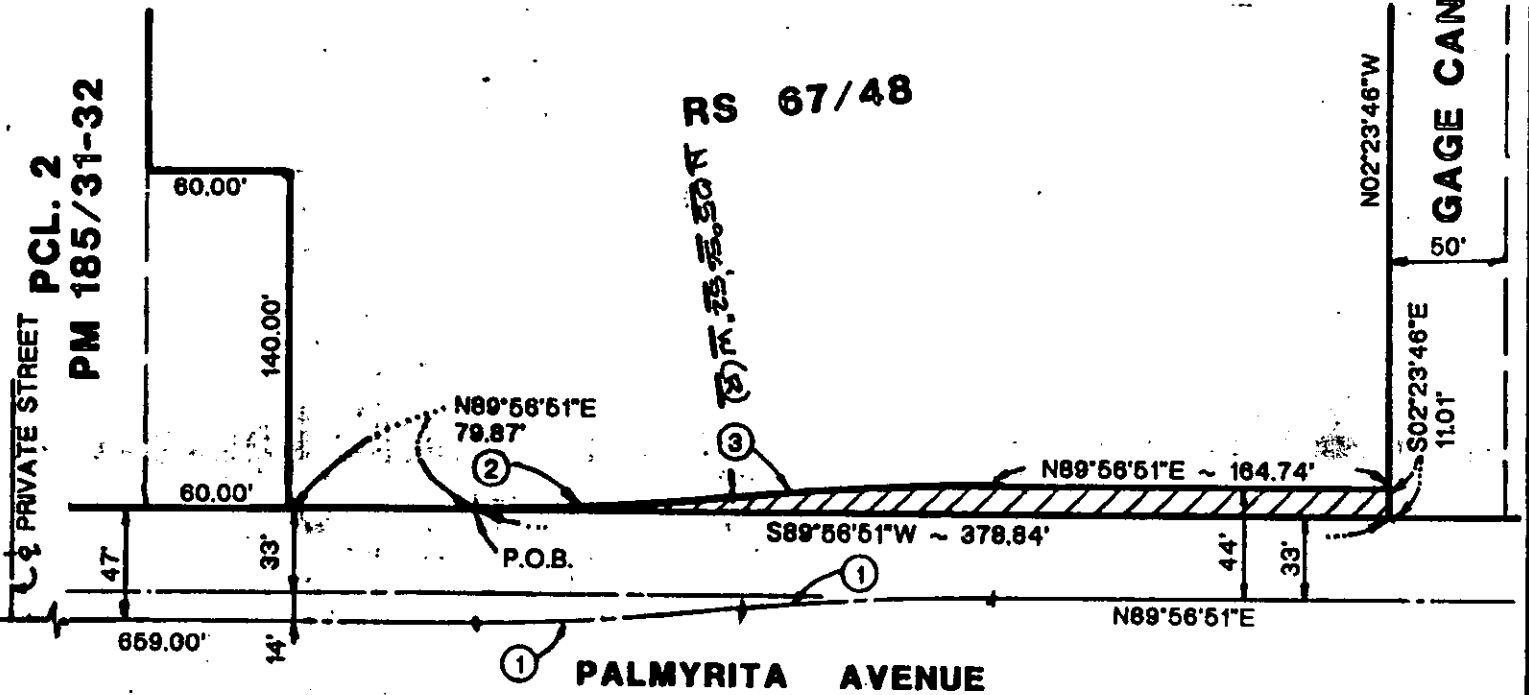
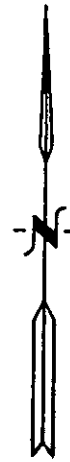


*Allen W. Martin* 6/26/98

DESCRIPTION APPROVED 7/1/98  
*Allen W. Martin* by WF  
 SURVEYOR, CITY OF RIVERSIDE

**CURVE DATA**

No.	Δ	T	R	L
①	06°39'05"	60.43'	1040.00'	120.73'
②	05°53'43"	51.29'	996.00'	102.48'
③	05°53'43"	55.82'	1084.00'	111.53'



98101

**CITY OF RIVERSIDE, CALIFORNIA**

SHEET 1 OF 1

12-7

SCALE: 1" = 80' DRAWN BY: AR DATE: 6-16-98

SUBJECT: CASE # LL-023-978