

When recorded mail to:

088127



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

RECEIVED FOR RECORD  
AT 8:00 AM  
MAR - 4 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   
Fees \$ 

FOR RECORDER'S OFFICE USE ONLY

Project: PD-003-978 / RZ-012-978  
Northrop Dr. & Barton St.

D - 14368

GRANT DEED


REGIONAL PROPERTIES, 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 FEB, 10, 1999

REGIONAL PROPERTIES, INC., a California corporation

By: 

Title: President

By: 

Title: Secretary

GENERAL ACKNOWLEDGEMENT

State of California  
County of Los Angeles }<sup>ss</sup>

ON Feb. 10, 1999 before me Janette Kim  
(date) (name)

A Notary Public in and for said State, personally appeared  
Mark Rubin & Alexander Lowy  
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.

\_\_\_\_\_  
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 2/25/99

CITY OF RIVERSIDE

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

APPROVED AS TO FORM  
Candy Confer 2/24/99  
CANDY CONFER  
ASSISTANT CITY ATTORNEY

Pd003978ded.doc



**Canty Engineering Group, Inc.**

CIVIL ENGINEERING    PLANNING    SURVEYING

www.cantyeng.com

January 19, 1999

W.O. 1004-009

**EXHIBIT "A"**  
**RIGHT OF WAY ACQUISITION**  
 PD-003-978 — Regional Properties

**PARCEL "A"**

That portion of Parcel 1 of Parcel Map 4806 as shown by map on file in Book 7 of Parcel Maps at Pages 8 through 12 thereof, Records of Riverside County, California, described as follows:

Beginning at the Northeast corner of said Parcel 1;

Thence S.00°30'34"W., along the Easterly line of said Parcel 1, a distance of 558.17 feet to the Northeast corner of Tract 27982 as shown by map on file in Book 267 of Maps at Pages 41 through 44 thereof, Records of Riverside County, California;

Thence N.89°29'26"W. along the Northerly line of said Tract 27982, a distance of 33.00 feet to a line parallel with and 33.00 feet Westerly, measured at right angles from the Easterly line of said Parcel 1;

Thence N.00°30'34"E. along said parallel line, a distance of 537.54 feet;

Thence N.44°49'50"W., a distance of 28.45 feet to the Northerly line of said Parcel 1;

Thence N.89°49'46"E. along said Northerly line, a distance of 53.24 feet to the Point of Beginning.

The above described parcel of land contains 0.427 acres, more or less.

**PARCEL "B"**

That portion of Parcels 2 and 4 of Parcel Map 4806 as shown by map on file in Book 7 of Parcel Maps at Pages 8 through 12 thereof, Records of Riverside County, California, described as follows:

Beginning at the Northeast corner of Parcel Map 28496 as shown by map on file in Book 190 of Parcel Maps at Pages 13 and 14 thereof, Records of Riverside County, California, also being the intersection of the Northerly line of said Parcel 2 with the centerline of Northrop Drive as shown on said Parcel Map 28496;

Thence the following three (3) courses along the centerline of said Northrop Drive;

S.00°10'14"E., a distance of 179.02 feet;

Southeasterly on a curve concave Northeasterly, having a radius of 850.00 feet, through an angle of 34°29'52", an arc length of 511.78 feet;

S.34°40'06"E., a distance of 177.57 feet to the centerline of Mission Village Drive as shown on said Parcel Map 28496;

Page 2  
R/W Acquisition

Thence N.55°19'54"E. along the Easterly prolongation of the centerline of said Mission Village Drive, also being the Northerly line of Tract 27982 as shown by map on file in Book 267 of Maps at Pages 41 through 44 thereof, Records of Riverside County, California, a distance of 33.00 feet to a line parallel with and 33.00 feet Northeasterly, measured at right angles from the centerline of said Northrop Drive;

Thence N.34°40'06"W. along said parallel line, a distance of 177.57 feet to a line concentric with and 33.00 feet Northeasterly, measured radially from the centerline of said Northrop Drive;

Thence Northwesterly along said concentric line on a curve concave Northeasterly, having a radius of 817.00 feet, through an angle of 34°29'52", an arc length of 491.91 feet to a line parallel with and 33.00 feet Easterly, measured at right angles from the centerline of said Northrop Drive;

Thence N.00°10'14"W. along said parallel line a distance of 158.02 feet;

Thence N.48°38'37"E., a distance of 31.89 feet to the Northerly line of said Parcel 2;

Thence S.89°49'46"W. along said Northerly line , a distance of 57.00 feet to the Point of Beginning.

**EXCEPTING THEREFROM** that portion conveyed to the City of Riverside by Deed recorded December 20, 1996 as instrument no. 479578, Official Records of Riverside County, California.

The above described parcel of land contains 0.656 acres, more or less.

**CANTY ENGINEERING GROUP, INC.**

Prepared under the supervision of:

*John W. Canty*  
John W. Canty R.C.E. 17550

1/25/99  
Date



DESCRIPTION APPROVED 2/2/99  
*Walter R. Joyce* by       
SURVEYOR, CITY OF RIVERSIDE

for

ALESSANDRO BOULEVARD

102'

102'

N.89°49'46"E.  
53.24'

102.01'  
S.00°30'34"W.

N.44°49'50"W.  
28.45'

33'

33'

N.00°30'34"E. 537.54'

S.00°30'34"W. 558.17'

N.89°29'26"W.  
33.00'

BARTON STREET

33'

33'

PARCEL 1

PARCEL MAP

4806  
P.M. 7/8-12

PARCEL A

TRACT 27982  
M.B. 267/41-44  
45 44 43 42

TRACT  
M.B. 55/88-89

KILMARNOCK WAY

\* 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 2

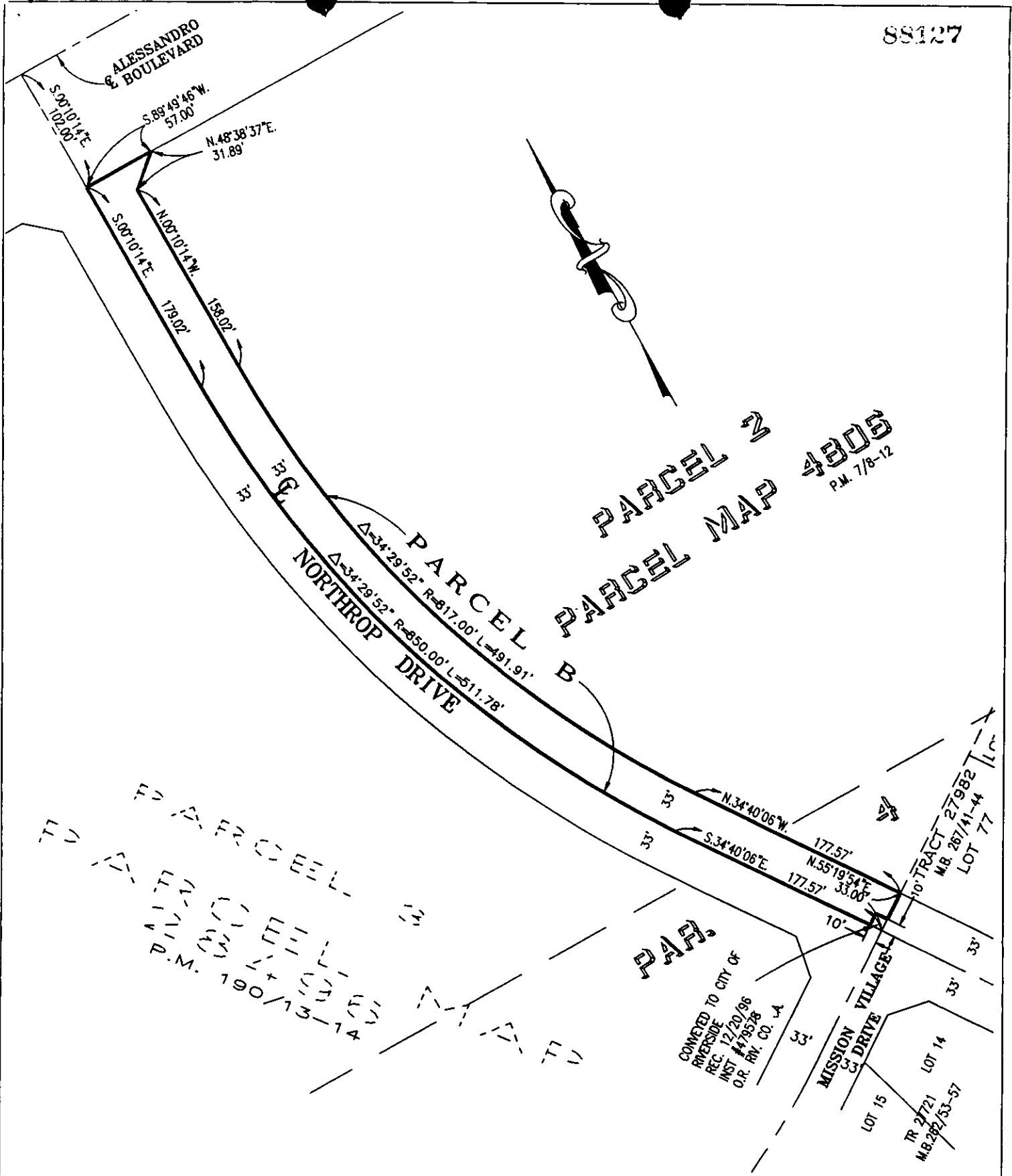
W.O.  
1004-009

SCALE: 1" = 100'

DRAWN BY J.L.L. DATE 11/9/98

SUBJECT: RIGHT-OF-WAY ACQUISITION - CASE No. PD-003-978

14368



**PARCEL 2**  
**PARCEL MAP 4805**  
 P.M. 7/8-12

**\* CITY OF RIVERSIDE, CALIFORNIA \***

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SHEET 2 of 2

W.O.  
1004-009

SCALE: 1" = 100'

DRAWN BY J.L.L. DATE 11/9/98

SUBJECT: RIGHT-OF-WAY ACQUISITION - CASE No. PD-003-978

78-7  
87-1  
87-2