

259775

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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

FOR RECORDER'S OFFICE USE ONLY

D- 14418

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AK

Project: *Central Ave. @ Riverside 91 Freeway*  
*A.P.N. 225-173-028*  
*225-173-031*

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, *the CITY OF RIVERSIDE*, a municipal corporation of the State of California, does hereby grant to *The REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA, a public body, corporate and politic*, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

**Parcel 1**

Those portions of Lots 443 and 444 of Sun Gold Terrace Unit No. 6, as shown by map on file in Book 25, pages 67 and 68 of Maps, records of Riverside County, California, described as follows:

**BEGINNING** at the northeast corner of said Lot 443;

**THENCE** along the easterly line of said Lot 443, said easterly line also being the westerly line of Neva Place, 60 feet wide as shown on said map, South 00°46'25"West, 0.03 feet;

**THENCE** along a non tangent curve concave northwesterly and having a radius of 72 feet,

from a tangent bearing South 14°20'14" West, through a central angle of 53°56'31", an arc length 67.79 feet;

**THENCE** South 68°16'45" West, 41.54 feet;

**THENCE** along a tangent curve concave southeasterly with a radius of 78 feet, through a central angle of 67°30'20" an arc length of 91.91 feet to the westerly line of said Lot 444;

**THENCE** along last said westerly line and the westerly line of Lot 443, North 00°46'25" East, 136.02 feet to the northwesterly corner of said Lot 443;

**THENCE** along the northerly line of said Lot 443, South 89°56'35" East, 129.00 feet to the **POINT OF BEGINNING**.

**Area: 7,626 square feet**

**Parcel 2**

**That** portion of Lots 436, 438, 439, 443, 444 and **that portion of Neva Place (Lot "D") vacated**, of Sun Gold Terrace Unit No. 6, as shown by map on file in Book 25, pages 67 and 68 of Maps, Records of Riverside County, California, and that portion of said Neva Place as established by the Division of Highways of the State of California and relinquished to the City of Riverside by document recorded July 28, 1958 as Instrument No. 53992 of Official Records of Riverside County, California, described as follows:

**BEGINNING** at the southwest corner of said Lot 444;

**THENCE South 89°56'35" East**, along the south line of said Lot 444, a distance of 10.00 feet;

**THENCE North 00°03'25" East**, 8.34 feet;

**THENCE North 50°14'26" East**, 396.92 feet to the beginning of a tangent curve concave southeasterly and having a radius of 350.00 feet;

**THENCE** northeasterly, along said curve, through a central angle of 00°52'46" an arc length of 5.37 feet to a cusp of a non-tangent curve concave northwesterly and having a radius of 355.00 feet; **the preceding three courses being along the northwesterly line of that certain parcel of land conveyed to the State of California by deed recorded January 19, 1969, as Instrument No. 5329 of Official Records of said Riverside County, California;**

**THENCE** westerly, along said curve, through a central angle of  $03^{\circ}05'46$  an arc length of 19.18 feet to the beginning of a compound curve concave northwesterly and having a radius of 390.00 feet;

**THENCE** westerly, along said curve, through a central angle of  $13^{\circ}57'25$ " an arc length of 95.00 feet;

**THENCE South  $88^{\circ}23'40$ " West**, 47.38 feet to the centerline of said Neva Place vacated; *the preceding three courses being along the southerly line of Sunnyside Drive as shown by said map of Sun Gold Terrace Unit No. 6;*

**THENCE South  $00^{\circ}46'25$ " West**, along said centerline of said Neva Place vacated, 76.46 feet to the easterly prolongation of the northerly line of said Lot 443;

**THENCE North  $89^{\circ}56'35$ " West**, along said easterly prolongation, 30.01 feet to the northeast corner of said Lot 443;

**THENCE South  $00^{\circ}46'25$ " West**, along the east line of said Lot 443, a distance of 0.03 feet;

**THENCE** along a non tangent curve concave northwesterly and having a radius of 72 feet, from a tangent bearing South  $14^{\circ}20'14$ " West, through a central angle of  $53^{\circ}56'31$ ", an arc length 67.79 feet;

**THENCE** South  $68^{\circ}16'45$ " West, 41.54 feet;

**THENCE** along a tangent curve concave southeasterly with a radius of 78 feet, through a central angle of  $67^{\circ}30'20$ " an arc length of 91.91 feet to the west line of said Lot 444;

**THENCE South  $00^{\circ}46'25$ " West**, along said west line of said Lot 444, a distance of 21.98 feet to said **POINT OF BEGINNING**.

**EXCEPTING therefrom** that portion lying southerly of a line which is 60.00 feet northerly, as measured at right angle, *from the centerline of Central Avenue* as shown by said map of Sun Gold Terrace Unit No. 6;

**RESERVING therefrom** all permanent easements and rights of way of every nature as provided in Section 8330 and 8331 of the Streets and Highways Code over, across, upon or under that portion of said vacated street.

**Area: 13,586 square feet**

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Mark S. Brown 5/18/99 Prep. WF  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/99

Dated June 7, 1999

CITY OF RIVERSIDE,  
a municipal corporation

By John E. Holmes  
City Manager

Attest Carol Confer  
City Clerk

APPROVED AS TO FORM  
Carol Confer 5/19/99  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

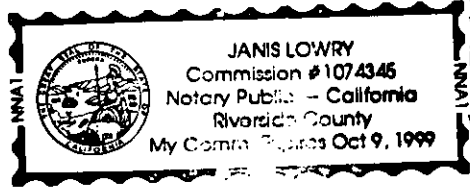
GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

On JUNE 7, 1999, before me JANIS LOWRY  
(date) (name)

a Notary Public in and for said State, personally appeared  
JOHN E. HOLMES and COLLEEN J. NICOL  
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.  
Janis Lowry

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)**

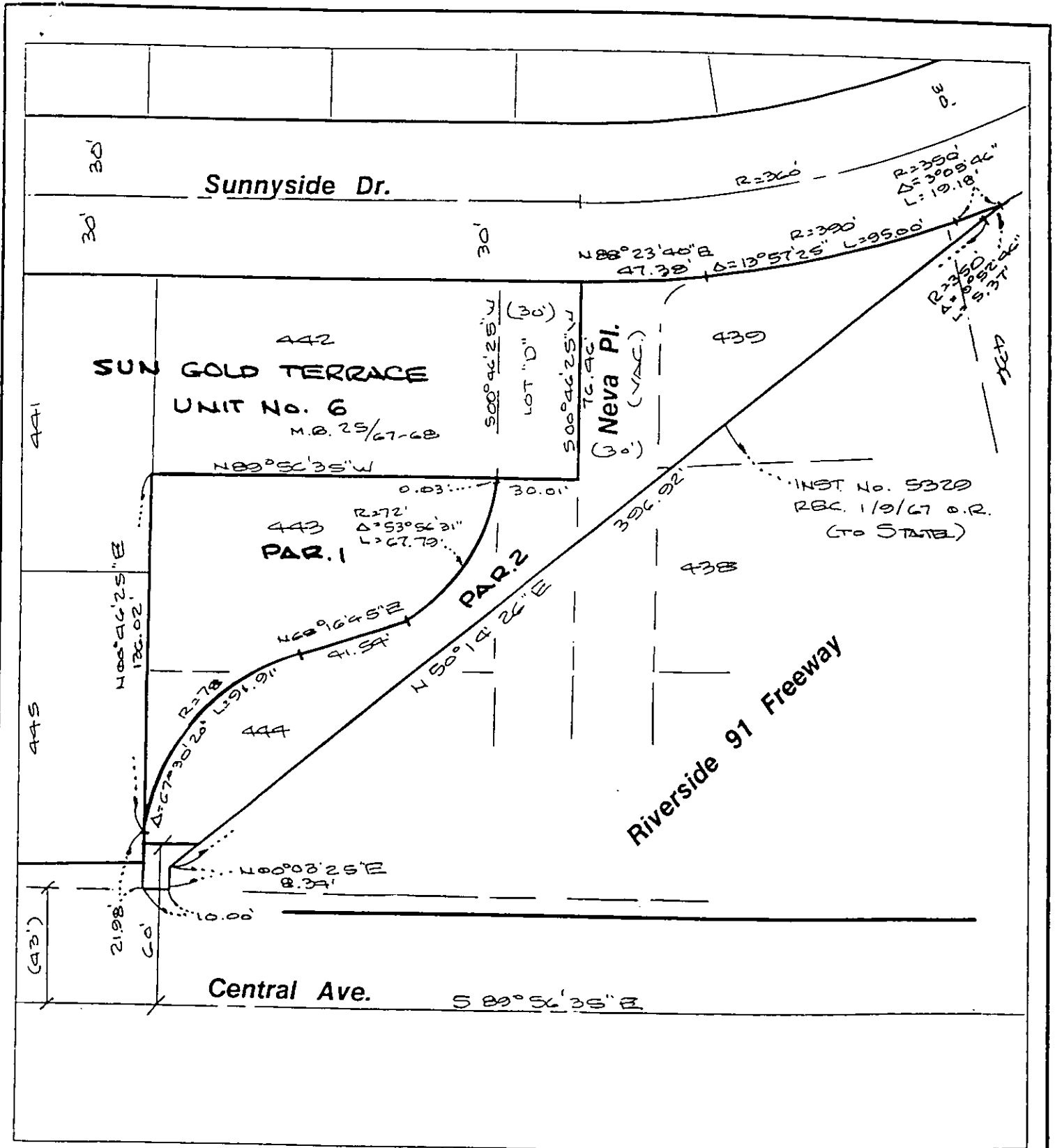
**THIS IS TO CERTIFY** that the interest in real property conveyed by the within instrument to the **Redevelopment Agency of the City of Riverside, California**, a public body corporate and politic, is hereby accepted by the undersigned officer on behalf of said Agency pursuant to authority conferred by the Agency at its meeting of 6/1/99 and the grantee consents to recordation thereof by its duly authorized officer.

*Dated* 6/14/99

**REDEVELOPMENT AGENCY OF THE  
CITY OF RIVERSIDE**



**ROBERT C. WALES**  
*Executive Director*



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

54-1

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



Scale: 1" = 50'

Drawn by: fwally

Date: 05/17/99

Subject: Neva Pl. @ Riverside 91 Freeway