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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)

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Project: LL-033-989

A.P.N. 230-291-008

D - 14531



GRANT DEED

PRIME-JC LLC, a Nevada limited liability company, 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 1/27/00

PRIME-JC LLC, a Nevada limited liability company

By

Title Managing Member

By _____

Title _____

GENERAL ACKNOWLEDGEMENT

State of California }
County of Los Angeles } ss

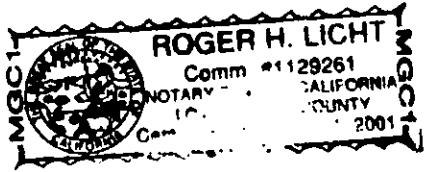
On September 21, 1999 before me Roger H. Licht
(date) (name)

a Notary Public in and for said State, personally appeared

John Carroll
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.



[Handwritten 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 1/26/00

APPROVED AS TO FORM
Carolyn Confer 1/21/00
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

CITY OF RIVERSIDE
[Handwritten Signature]
Real Property Services Manager
of the City of Riverside

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:

LL339890.OED



14531



August 2, 1999

W.O. 1105-001

EXHIBIT "A"
RIGHT- OF-WAY ACQUISITION
INDIANA AVENUE
LL-033-989 -- PRIME-JC

PARCEL 1

That portion of Lot 63 of Madison Park as shown by map on file in Book 14 of Maps at Pages 82 and 83 thereof, Records of Riverside County, California, described as follows:

Beginning at the centerline intersection of Indiana Avenue and Madison Street as shown on said Madison Park;

Thence N.56°00'00"E. along the centerline of said Indiana Avenue, a distance of 67.00 feet;

Thence S.34°00'00"E., a distance of 54.00 feet;

Thence S.11°00'00"W., a distance of 32.53 feet to a line parallel with and 44.00 feet Northeasterly, measured at right angles from the centerline of said Madison Street, also being the Northeasterly line of that certain parcel of land conveyed to the City of Riverside by Deed recorded October 6, 1961 as instrument no. 86000, Official Records of Riverside County, California;

Thence S.56°00'00"W., a distance of 44.00 feet to the centerline of said Madison Street;

Thence N.34°00'00" W. along said centerline a distance of 77.00 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the Riverside Water Company's Canal as shown on said Madison Park.

ALSO EXCEPTING THEREFROM that portion as conveyed to the City of Riverside by Deed recorded October 6, 1961 as instrument no. 86000, Official Records of Riverside County, California.

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PARCEL 2

The Southeasterly 10.00 feet of the Northwesterly 14.00 feet of Lot 63 of Madison Park as shown by map on file in Book 14 of Maps at Pages 82 and 83 thereof, Records of Riverside County, California.

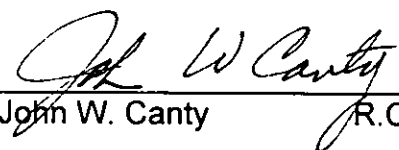
EXCEPTING THEREFROM the Northeasterly 248.00 feet of said Lot 63.

ALSO EXCEPTING THEREFROM that portion lying within the above described Parcel 1.

ALSO EXCEPTING THEREFROM that portion lying within the Riverside Water Company's Canal as shown on said Madison Park.

CANTY ENGINEERING GROUP, INC.
Prepared under the supervision of:





John W. Canty R.C.E. 17550

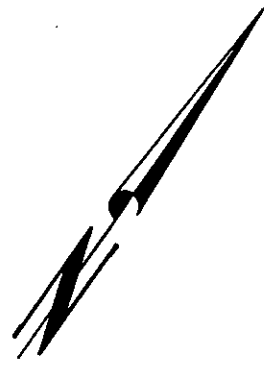
August 3, 1999
Date

DESCRIPTION APPROVAL 8/2/99

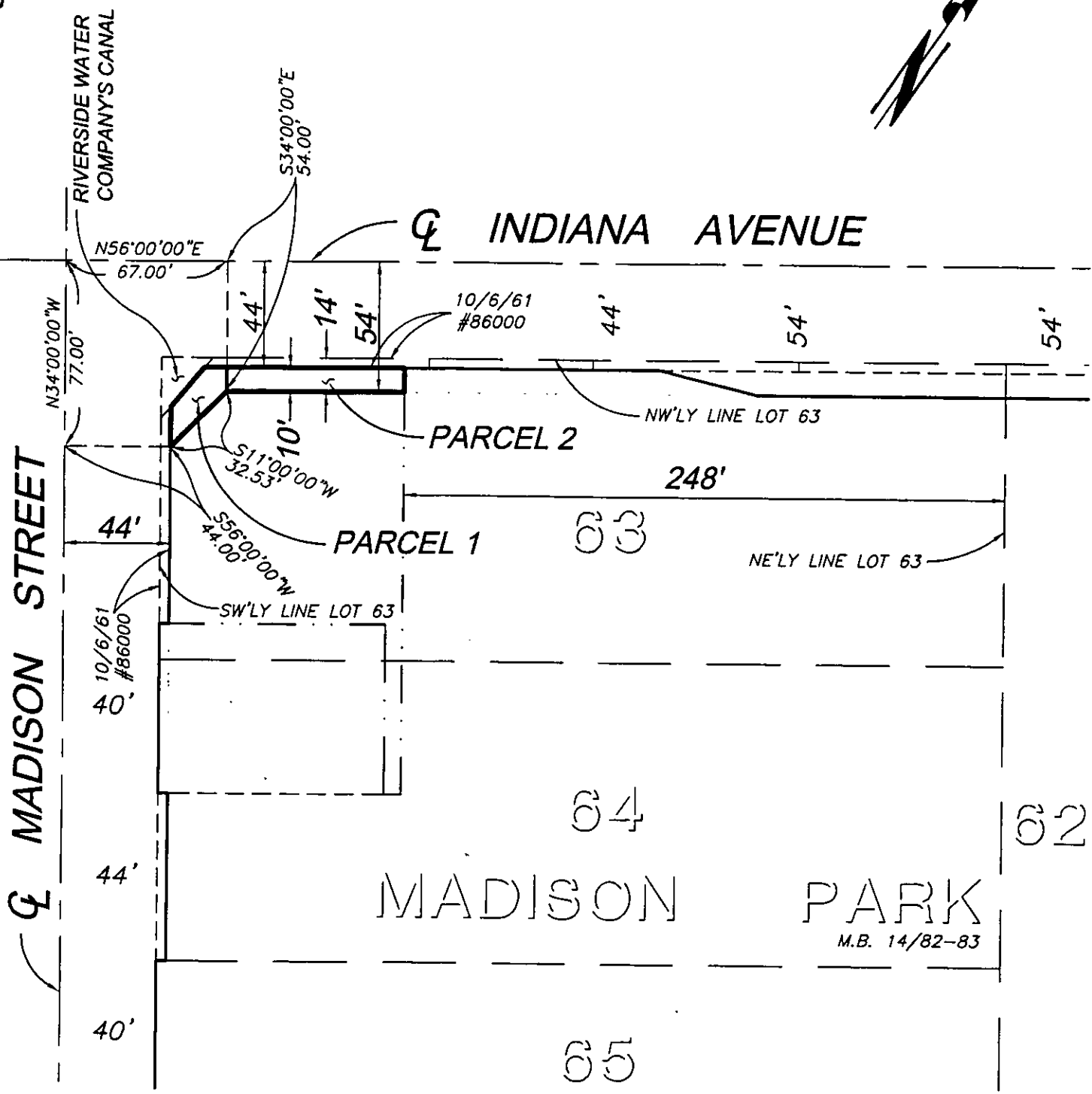

SURVEYOR, CITY OF RIVERSIDE by Exp



PREPARED BY:
 CANTY ENGINEERING GROUP, INC.
 2020 IOWA AVENUE, SUITE 102
 RIVERSIDE, CA 92507



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--- CITY OF RIVERSIDE, CALIFORNIA ---

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

W.O. 1105-001

SCALE: 1" = 60'

DRAWN BY: M.C.

DATE: 8/2/99

SUBJECT: R/W ACQUISITION - LL-033-989 - PRIME-JC

68-1

14531