

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)

Project: *Parcel Map No. 29161  
Columbia Ave. R/W*

**DOC # 2000-081140**

03/06/2000 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		6						
								1	B
A	R	L	COPY	LONG	REFUND	NCHG	EXAM		

**GRANT DEED**

*THE HUNTER PARTNERS, a California general partnership*, 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 1/12/00

**THE HUNTER PARTNERS,**  
a California general partnership

By: R. C. Shepard

Title: Partner

By: [Signature]

Title: Partner

**GENERAL ACKNOWLEDGEMENT**

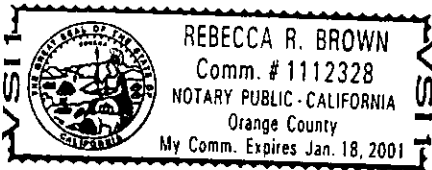
State of California }  
County of ORANGE } ss

On 1/12/00, before me Rebecca R. Brown  
(date) (name)

a Notary Public in and for said State, personally appeared

R. C. Shepard  
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.

Rebecca R. Brown  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



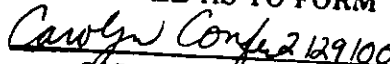
**CERTIFICATE OF ACCEPTANCE**  
(Government Code Section 27281)

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 3/3/00

  
Real Property Services Manager  
of the City of Riverside

*pm29161.row*

APPROVED AS TO FORM  
  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

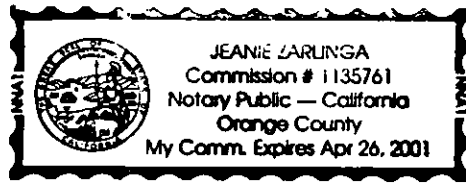
State of California

County of Orange

On Jan. 13, 2000 before me, Jeanie Zarlinga Notary Public

personally appeared Steve Charton

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.

Jeanie Zarlinga  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Grant Deed

Document Date: Jan. 12, 2000 Number of Pages: 3 + 2 (EXA)

Signer(s) Other Than Named Above: R.C. Shepard

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Steve Charton

- Individual
- Corporate Officer
- Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer Is Representing:

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer
- Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer Is Representing:



14547  
14541

**EXHIBIT "A"**

Those portions of Lots 18, 19 and 20 of East Riverside Land Company, as shown by map on file in Book 6 of Maps at page 44 thereof, Records of San Bernardino County, California, in Section 17, Township 2 South, Range 4 West, said portions being described as follows:

Commencing at the centerline intersection of Columbia Avenue and Northgate Street as shown by Record of Survey on file in Book 67 of Record of Surveys at page 45 thereof, Records of Riverside County, California;

Thence North 89°58'41" East along said centerline of Columbia Avenue, a distance of 33.00 feet to a point thereon;

Thence South 00°02'37" East, a distance of 33.00 feet for the **true point of beginning**, said point being the northwest corner of said Record of Survey, said point also being on the south right-of-way line of said Columbia Avenue;

Thence North 89°58'41" East along said south right-of-way line, a distance of 1562.24 feet to the northeast corner of said Record of Survey;

Thence South 26°23'04" West along the northwesterly line of the Gage Canal and along the southeasterly line of said Record of Survey, a distance of 12.28 feet to a point thereon, said point being on a line parallel with and distant south 44.00 feet, measured at a right angle, from said centerline of Columbia Avenue;

Thence South 89°58'41" West along said parallel line, a distance of 1556.78 feet to a point on the east right-of-way line of Northgate Street as shown on said Record of Survey;

Thence North 00°02'37" West along said east right-of-way line of Northgate Street, a distance of 11.00 feet to the **true point of beginning**.

Containing 0.39 acres, more or less.

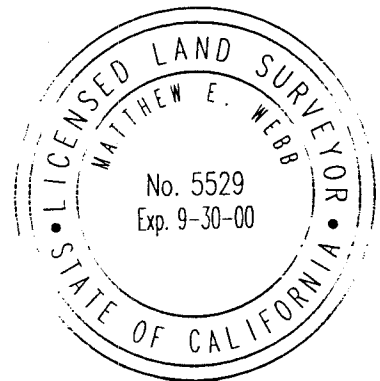
PREPARED UNDER MY SUPERVISION

Matthew E. Webb  
Matthew E. Webb, L.S. 5529

4/26/99  
Date

Prepared by: [Signature]

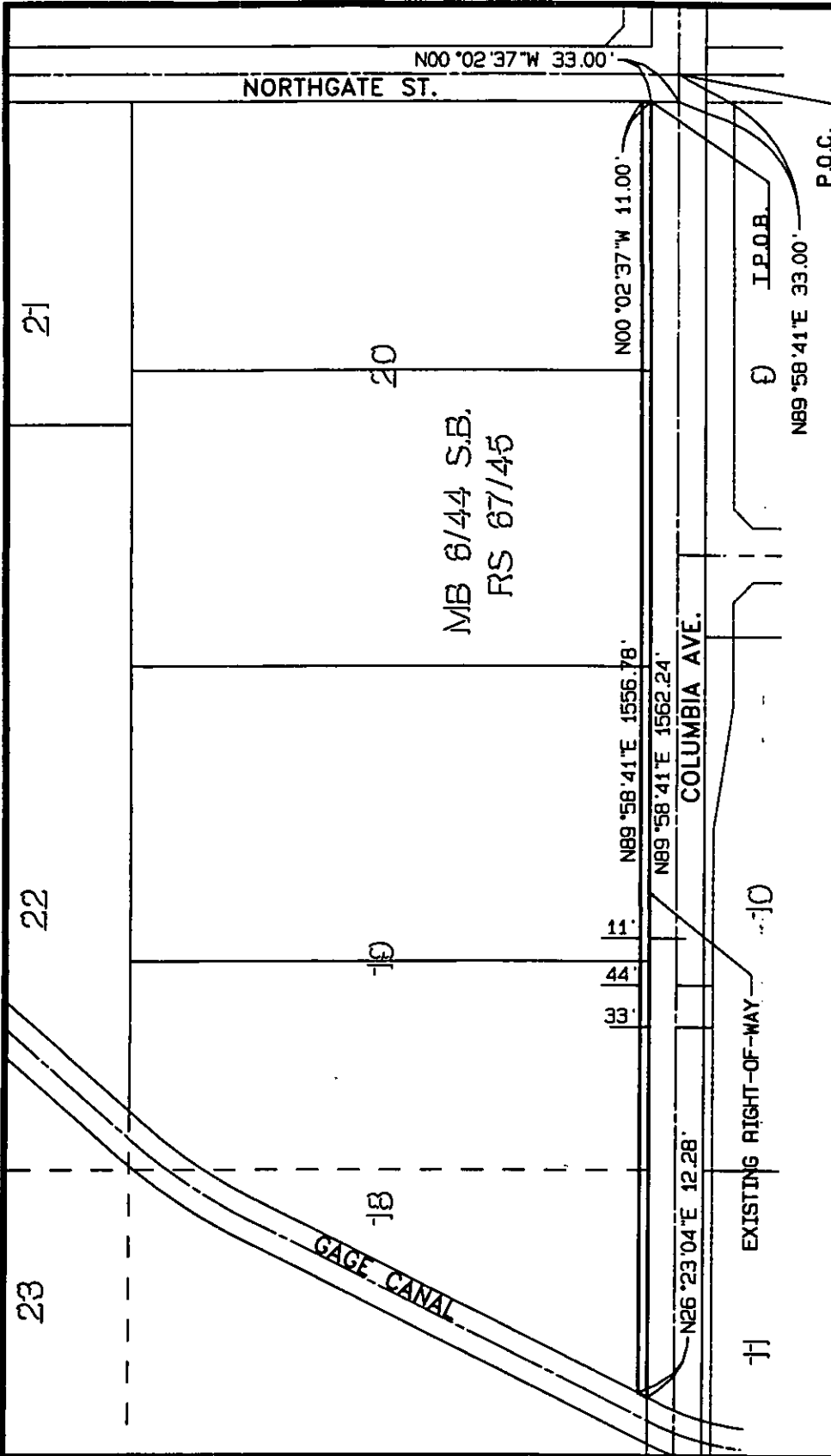
Checked by: [Signature]



DESCRIPTION APPROVAL [Signature]  
[Signature] by [Signature]  
SURVEYOR, CITY OF RIVERSIDE



EXHIBIT "A"



ALBERT A  
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS

4/23/1999 @ 11998198-0417\980417\_RECORD.DWG

2888-681149  
03/06/2009 08:06A  
6 of 6



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 1 99-0043

SCALE: 1" = 200'

DRAWN BY YMY DATE 4-26-99  
CHKD BY *Allen* DATE 7/24/99

SUBJECT: RIGHT OF WAY

27-1

14547