

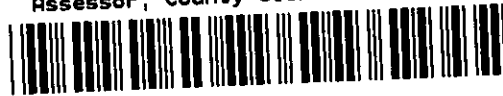
DOC # 2003-500976

07/07/2003 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



7

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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FOR RECORDER'S OFFICE USE ONLY

Project: VC-008-012
Por. La Sierra Avenue
A.P.N. 149-051-006

D - 15181



TRA 009

GRANT DEED

JOHN JACKSON PRATT and BINH AN THI PHAM, Trustees of the PRATT FAMILY TRUST, dated on October 24, 2002, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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 6-12-03

JOHN JACKSON PRATT and BINH AN THI PHAM, Trustees of the PRATT FAMILY TRUST, dated on October 24, 2002

John Jackson Pratt

JOHN JACKSON PRATT, Trustee

Binh An Thi Pham

BINH AN THI PHAM, Trustee



GENERAL ACKNOWLEDGEMENT

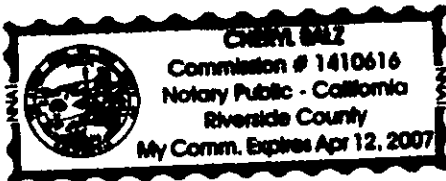
State of California

County of Riverside } ss

On June 12, 2003, before me Cheryl Balz
(date) (name)

a Notary Public in and for said State, personally appeared
John Jackson Pratt and Binh An Thi Pham
Name(s) of Signer(s) Trustees

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]
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 7/7/03

CITY OF RIVERSIDE

Interim

[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:



EXHIBIT "A"

Street Widening
Portion of La Sierra Avenue

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion Lot 1 of Golden Terrace, as shown by map on file in Book 11, Pages 82 and 83 of Maps, records of said Riverside County, lying northeasterly of the following described line:

COMMENCING at the most easterly corner of Lot 32 of Tract 19991, as shown by map on file in Book 149, Pages 78 through 82 of Maps, records of said Riverside County; said corner being the most northerly corner of that certain parcel of land described in deed to Mahir H. Barkho, et ux., by document recorded June 24, 1988, as Instrument No. 175330 of Official Records of said Riverside County;

THENCE South 73°02'32" East, a distance of 89.07 feet to the beginning of a non-tangent curve concaving northeasterly, having a radius of 1289.50 feet and to which the radius bears North 20°23'42" East;

THENCE southeasterly to the left along said curve through a central angle of 2°41'07" an arc length of 60.43 feet to a point of reverse curvature with a tangent curve concaving westerly, having a radius of 110.00 feet and to which the radius bears South 17°42'35" West;

THENCE southeasterly to the right along said last mentioned curve through a central angle of 31°00'00" an arc length of 59.52 feet;

THENCE South 41°17'25" East, a distance of 83.73 feet to the beginning of a non-tangent curve concaving northeasterly, having a radius 261.00 feet and to which the radius bears North 83°26'20" East;

THENCE southwesterly to the left along said last mentioned curve through a central angle of 27°06'59" an arc length of 123.52 feet to southwesterly line of that certain parcel of land described in deed to the County of Riverside by document recorded November 15, 1961, in Book 3020, Page 394, et seq., of Official Records of said Riverside County, and the POINT OF BEGINNING of this line description;

THENCE continuing along said last mentioned curve through a central angle of 0°30'39" an arc length of 2.33 feet;

THENCE South 34°11'18" West, along a line tangent to the end of said curve, a distance of 34.94 feet to the southeasterly line of that certain parcel of land described in deed to John J. Pratt, et ux., by document recorded June 25, 1986, as Instrument No. 147428 of Official Records of said Riverside County, and the END of this line description;

EXCEPTING THEREFROM that portion of said Lot 1 described in said document recorded

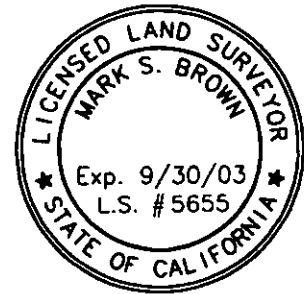


November 15, 1961, and that portion of said Lot 1 described in Grant of Easement to the City of Riverside by document recorded May 5, 1999, by document recorded May 5, 1999, per Document No. 1999-193788 of Official Records of said Riverside County.

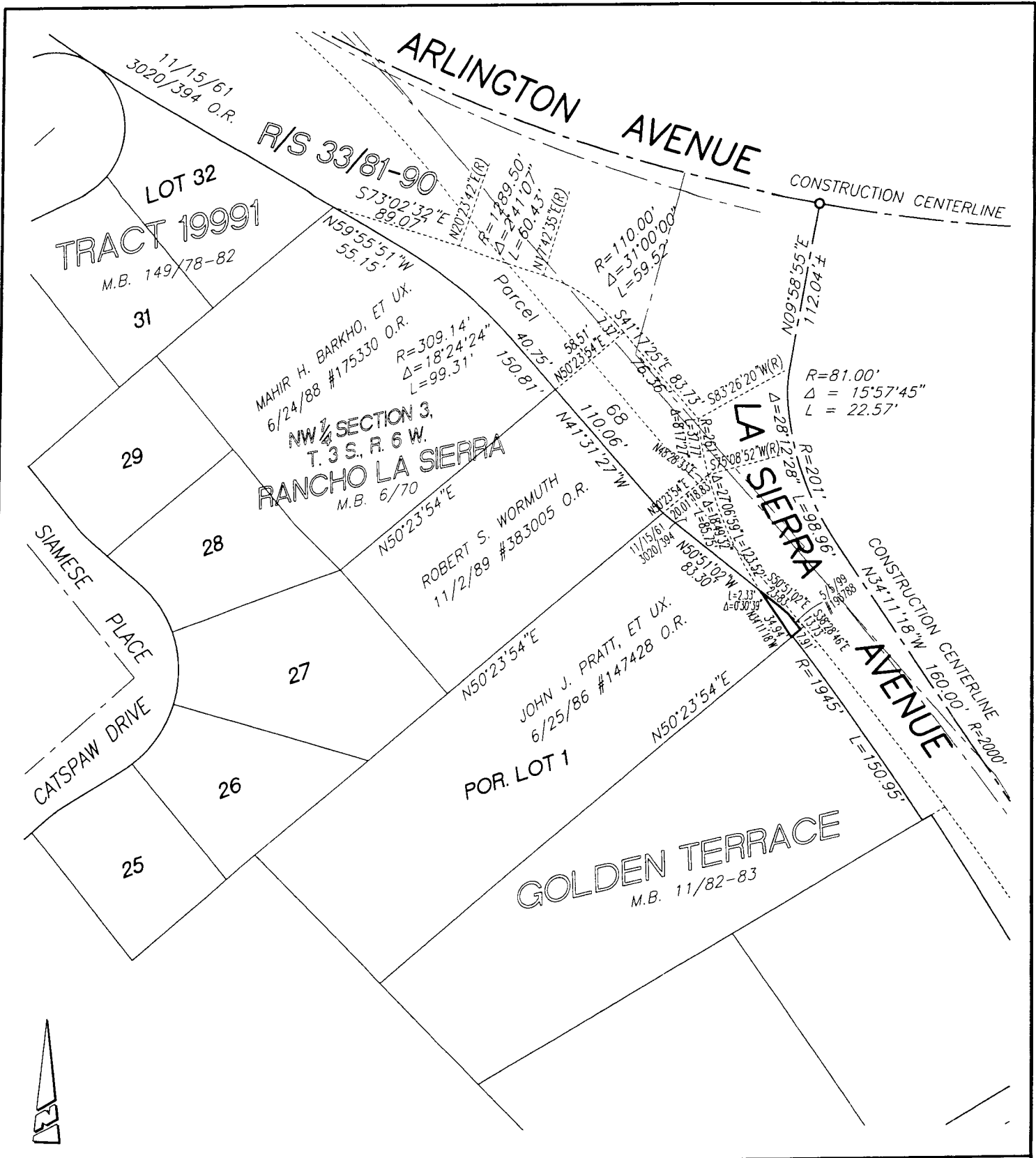
Area - 182 square feet.

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

Mark S. Brown 3/20/03 Prep. Kofe
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/03



PARCEL 3 DEED DESCRIPTION.DOC



● 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 1 480

SCALE: N.T.S. DRAWN BY: *Kgs* DATE: 3/19/02 SUBJECT: PARCEL ACQUISITION



GARY L. ORSO
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(909) 486-7000

<http://riverside.asrclrec.com>

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: CHERYL BALZ

Commission #: 1410616

Place of Execution: RIVERSIDE COUNTY

Date Commission Expires: 4/12/07

Date: 07-07-03

Signature: Deborah Witt

Print Name: Deborah Witt