

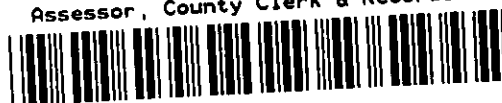
When recorded mail to:

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

DOC # 2005-0220491

03/21/2005 08:00A Fee:NC
Page 1 of 7
Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



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: Tract 29596
APN: 266-020-003
Address: Van Buren and Chicago

D - 15453

GRANT DEED

DONALD E. SODARO AND MARIË A. SODARO CO-TRUSTEES, SUCCESSORS TO ROBERT M. SODARO AS TRUSTEE, OF THE SODARO FAMILY TRUST DATED SEPTEMBER 14, 1972, as Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) 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.

The Grantor hereby reserves a reversionary interest in the real property described as Parcel 1 in Exhibit "A", for itself and its successors and assigns until such time that the Grantor's adjacent property is developed, at which point the reversionary interest is terminated. If the reversionary interest has not terminated, the property shall revert to Grantor upon the vacation of the same by Grantee. Upon the vacation, Grantee shall execute any and all documentation to convey the property back to the Grantor. Any and all improvements on said property made

by the Grantee shall become the property of Grantor upon reversion and Grantee shall not be entitled to reimbursement or payment therefor and the Grantee shall have no claim against Grantor with respect thereto.

Dated 3/8/05

[Signature]
DONALD E. SODARO, CO-TRUSTEE

Dated 3/10/05

Mari A. Sodaro
MARIE A. SODARO, CO-TRUSTEE

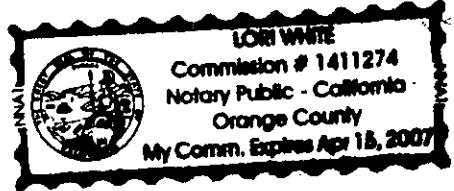
GENERAL ACKNOWLEDGEMENT

State of California }
County of ORANGE } ss

On MAR 8 2005, before me LORI WHITE
(date) (name)

a Notary Public in and for said State, personally appeared
DONALD E. SODARO
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]
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:

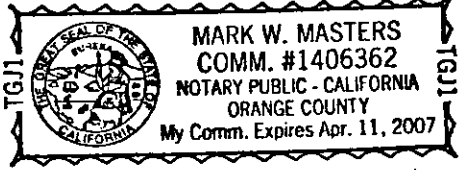
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Orange } ss.

On 3/10/2005 before me, Mark W. Masters, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Marie A. Sodaro
Name(s) of Signer(s)

personally known to me
 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 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.

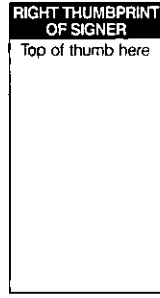
Description of Attached Document

Title or Type of Document: Grant Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: Donald E Sodaro

Capacity(ies) Claimed by Signer

Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney-in-Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is 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. 20534 of said City Council adopted September 23,2003 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3/21/05

CITY OF RIVERSIDE

By: *Mel Anthony*

Administrative Services Manager

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY *Krist Smith*
Deputy City Attorney

2005-0220491
03/21/2005 08:00A
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EXHIBIT "A"
GRANT DEED FOR ROAD & UTILITY PURPOSES

PARCEL 1:

That portion of the north half of the northwest quarter of Section 30, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

BEGINNING at the southwest corner of the north half of the northwest quarter of said Section 30, said corner being the intersection of the centerline of Chicago Avenue (20.00 feet in half width) with the centerline of Bobbitt Avenue (40.00 feet in width) of Woodcrest Acres No. 3, as shown by tract map on file in Book 14 of Maps, at pages 67 and 68 thereof, Records of Riverside County, California;

Thence North $00^{\circ} 51' 44''$ East along the west line of Section 30 and along said centerline of Chicago Avenue, a distance of 20.00 feet;

Thence South $89^{\circ} 36' 17''$ East, a distance of 48.86 feet;

Thence North $08^{\circ} 42' 55''$ West, a distance of 177.84 feet;

Thence North $89^{\circ} 08' 16''$ West, a distance of 19.26 feet to a point on said west line of Section 30, said point also being on the centerline of Chicago Avenue;

Thence North $00^{\circ} 51' 44''$ East along said west line of Section 30 and along said centerline of Chicago Avenue, a distance of 635.15 feet to a point on the southerly right of way line of Van Buren Boulevard (50.00 feet in half width) as created by order of condemnation recorded May 1, 1942 in Book 540, Page 355 of Official Records of Riverside County, California, said point also being the beginning of a non-tangent curve, concave to the southeast, having a radius of 2,930.00 feet, the radial line from said point bears South $30^{\circ} 37' 15''$ East;

Thence northerly along said southerly right of way line and along said curve, to the right, through a central angle of $01^{\circ} 00' 57''$, an arc distance of 51.95 feet to a point thereon, the radial line from said point bears South $29^{\circ} 36' 17''$ East;

Thence South $30^{\circ} 36' 06''$ West, a distance of 31.33 feet to a point on a line parallel with and distant easterly 29.00 feet, measured at a right angle, from said west line of Section 30;

Thence South $00^{\circ} 51' 44''$ West along said parallel line, a distance of 359.16 feet to the beginning of a tangent curve, concave to the east, having a radius of 821.00 feet;

Thence southerly along said curve, to the left, through a central angle of $11^{\circ} 56' 45''$, an arc distance of 171.17 feet;

Thence South $11^{\circ} 05' 02''$ East, a distance of 306.81 feet to a point on the south line of said north one-half of the northwest quarter of Section 30;

Thence North $89^{\circ} 45' 05''$ West along said south line, a distance of 110.29 feet, to the **POINT OF BEGINNING**.

Containing 0.79 acres, more or less.



PARCEL 2:

That portion of the north half of the northwest quarter of Section 30, Township 3 South, Range 4 West; San Bernardino Meridian, described as follows:

COMMENCING at the southwest corner of the north half of the northwest quarter of said Section 30, said point being the intersection of the centerline of Chicago Avenue (20.00 feet in half width) with the centerline of Bobbitt Avenue (40.00 feet in width) of Woodcrest Acres No. 3, as shown by tract map on file in Book 14 of Maps, at pages 67 and 68 thereof, Records of Riverside County, California;

Thence North 00° 51' 44" East along said west line of Section 30 and along said centerline of Chicago Avenue, a distance of 20.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 00° 51' 44" East along said west line of Section 30 and along said centerline of Chicago Avenue, a distance of 175.76 feet;

Thence South 89° 08' 16" East, a distance of 19.26 feet;


Thence South 08° 42' 55" East, a distance of 177.84 feet;

Thence North 89° 36' 17" West, a distance of 48.86 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.14 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF

PREPARED UNDER MY SUPERVISION:

 2/28/05
Mohammad A. Faghih, L.S. 6607 Date

Prepared By: 
Checked By: 



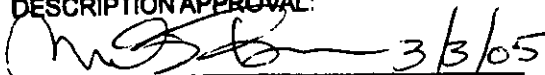
DESCRIPTION APPROVAL:
 3/3/05
MARK S. BROWN DATE
CITY SURVEYOR



EXHIBIT "B"

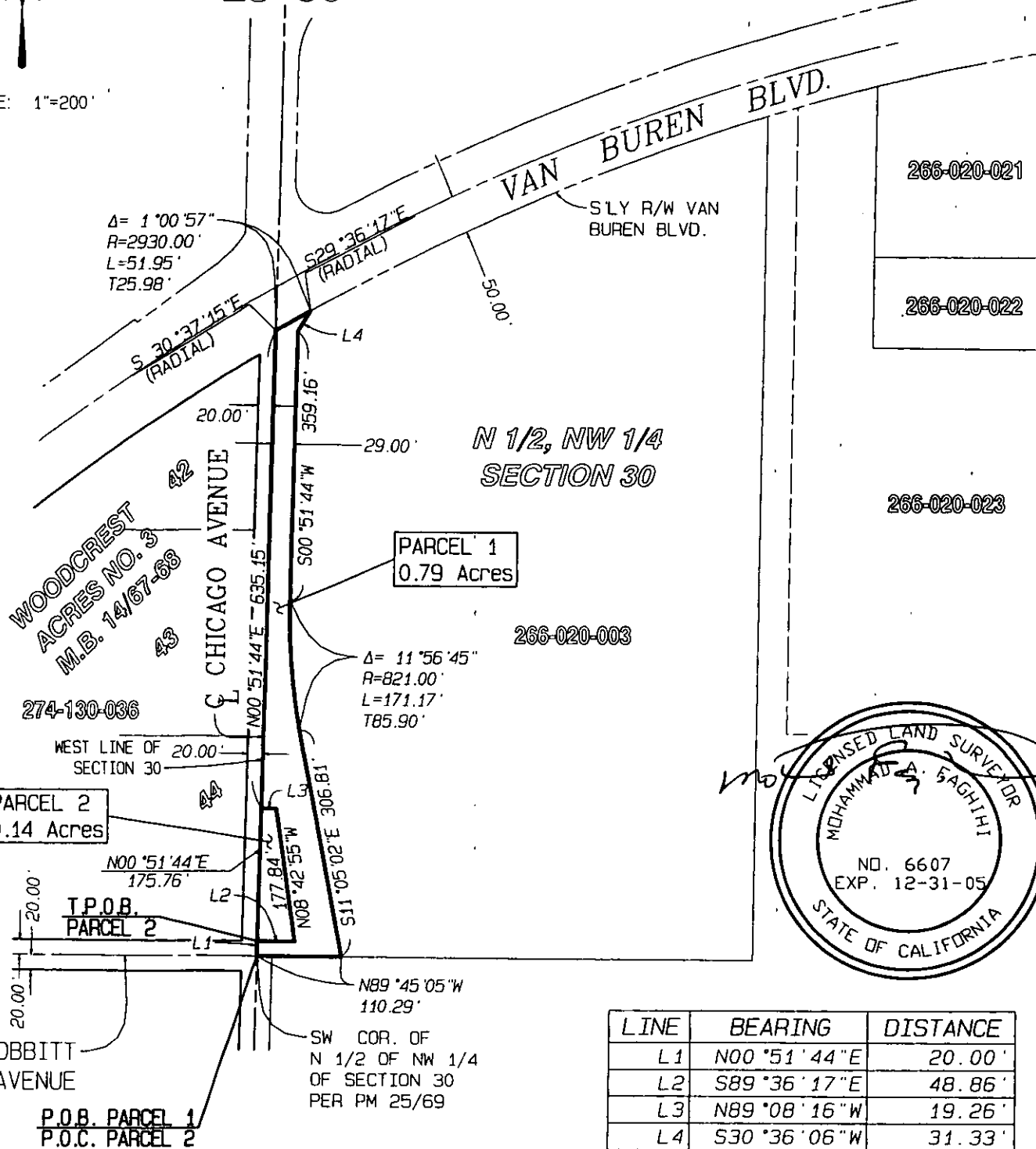


SCALE: 1"=200'

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25 30



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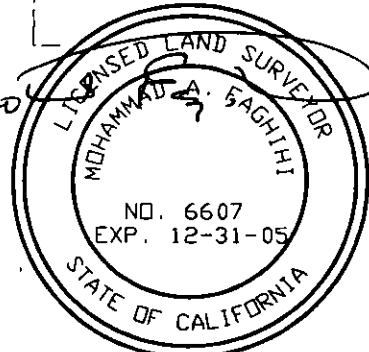
266-020-022

266-020-023

N 1/2, NW 1/4 SECTION 30

PARCEL 1
0.79 Acres

PARCEL 2
0.14 Acres



LINE	BEARING	DISTANCE
L1	N00°51'44"E	20.00'
L2	S89°36'17"E	48.86'
L3	N89°08'16"W	19.26'
L4	S30°36'06"W	31.33'

SECTION 30, T. 3 S., R. 4 W., S.B.M.

101-3

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

CITY OF RIVERSIDE, CALIFORNIA

G:\2004\04-0008\FINAL_MAP\04-008 Alta Cresta Dedication.pro

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"= 200'

DRWN BY [Signature] DATE 2/25/05
CHKD BY [Signature] DATE 3/25/05

SUBJECT: ROAD AND UTILITY GRANT DEED

15453