

When recorded mail to:

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

DOC # 2006-0264556

04/13/2006 08:00A Fee:NC

Page 1 of 5

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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1)

Project: La Sierra Avenue SR91
Interchange Improvements
A.P.N. 138-020-043

D- 17711



GRANT DEED
(CORPORATION)

District	County	Route	Post	Number
08	RIV	91	17.7/20.3	

C&P HOUSE, LLC, a California limited liability company, a corporation organized and existing under and by virtue of the laws of the State of California, does hereby GRANT to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, all that real property in the City of Riverside, County Riverside, State of California, described in Exhibit "A" attached hereto and incorporated herein by this reference.

Number

The grantor further understands that the present intention of the grantee is to construct and maintain a public highway on the lands hereby conveyed in fee and the grantor, for itself, its successors and assigns, hereby waives any claims for any and all damages to grantor's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.

IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this 26 day of

February 26, 2006.

C&P HOUSE, LLC, a California limited liability company

By *Charles A. Field House*

Charles A. Field House
(print name)

Title Member

By *Patricia Lynn House*

Patricia Lynn House
(print name)

Title Member

[CORPORATE SEAL]

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64/13/2006 08:00A
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GENERAL ACKNOWLEDGEMENT

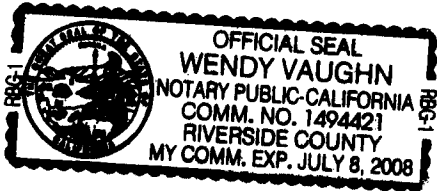
State of California

County of Riverside } ss

On 2-26-06, before me Wendy Vaughn, Notary Public
(date) (name)

Clarence a Notary Public in and for said State, personally appeared
Clarence A. Erin House & Patricia Lynn House
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.

Wendy Vaughn
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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3-9-06

CITY OF RIVERSIDE

By Amelia M. Valeri

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY R. M. [Signature]
Deputy City Attorney

PARCEL 4 FEE.DOC

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EXHIBIT "A"

PARCEL 04
A.P.N. 138-020-043

Parcel 04 D - *Fee Simple Absolute*

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

That portion of Parcel 1 of Parcel Map 15999, as shown by map on file in Book 90 of Parcel Maps, at Pages 66 and 67 thereof, records of Riverside County, California, described as follows:

BEGINNING at the most easterly corner of said Parcel 1;

THENCE along the southwesterly line of said Parcel 1, North 75°00'00" West, a distance of 60.05 feet;


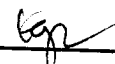
THENCE North 71°20'38" East, a distance of 21.70 feet to the beginning of a tangent curve concaving southerly and having a radius of 372.25 feet;

THENCE northeasterly to the right along said curve through a central angle of 2°59'35" an arc length of 19.45 feet to the northeasterly line of said Parcel 1;

THENCE along the northeasterly line of said Parcel 1, South 33°45'37" West, a distance of 33.95 feet to the POINT OF BEGINNING.

Area - 679 square feet.

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

 10/12/05 Prep. 
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/07



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04/13/2006 08:00P
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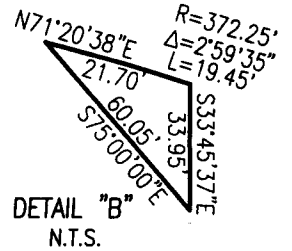
PARCEL MAP 8155

P.M.B. 72/67-68

PARCEL 1

138-020-018 (3)

DETAIL "A"
N.T.S.

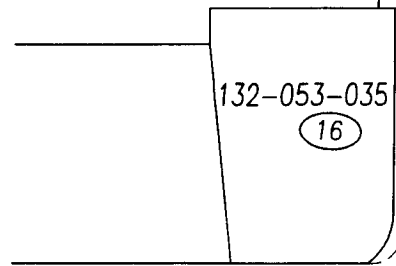


PM 15999
P.M.B. 90/66-67

PAR. 2

138-020-044 (5)

SEE
DETAIL "B"



MONTLAKE DRIVE

N56°21'44"E DRIVE

132-062-019 (1) 92

N64°48'11"E 104.74'

132-062-018 (2) 91

N77°18'11"E

TOWN & COUNTRY
ESTATES
M.B. 36/49

LA SIERRA AVENUE



SEE
DETAIL "A"

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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 A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 10/12/05

SUBJECT: LA SIERRA AVENUE-SR91 INTERCHANGE IMPROVEMENTS

15711

2006-04-25 08:00
64/13/2006 08:00

