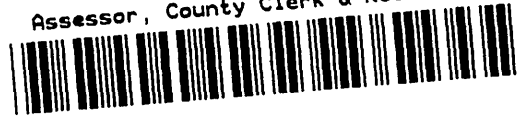


When recorded mail to:

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

DOC # 2008-0095347
02/27/2008 08:00A Fee:NC
Page 1 of 4
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

50604586-61

Project: Magnolia Avenue Grade Separation
APN: 225-131-012
Address: 6273-6287 Magnolia Avenue

D - 16179

Q



GRANT DEED

GLORIA J. THOMPSON-HUNT, TRUSTEE OF THE JOSEPHINE S. THOMPSON LIVING TRUST DATED SEPTEMBER 14, 1987, Grantor(s), 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 8/21/07

Gloria J. Thompson Hunt
GLORIA J. THOMPSON-HUNT, TRUSTEE

GENERAL ACKNOWLEDGEMENT

State of California

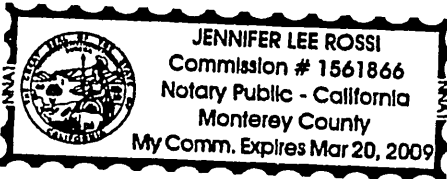
County of MONTEREY } ss

On 8/21/07, before me Jennifer Lee Rossi
(date) (name)

a Notary Public in and for said State, personally appeared

Gloria J. Thompson-Hunt
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.

Jennifer Lee Rossi
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 §21027)

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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 9/18/07

CITY OF RIVERSIDE

By: Amelia M. Vailin

Print Name: Amelia M. Vailin

APPROVED AS TO FORM
Krist Smith
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT A

MAGNOLIA AVENUE GRADE SEPARATION
FEE SIMPLE INTEREST
APN: 225-131-012

THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF MAGNOLIA AVENUE WITH THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD, NOW CALLED THE UNION PACIFIC RAILROAD;

THENCE SOUTHWESTERLY ON THE NORTHWESTERLY LINE OF MAGNOLIA AVENUE, 125.8 FEET;


THENCE WESTERLY, PARALLEL WITH THE SOUTHERLY LINE OF SAID RAILROAD RIGHT OF WAY, 143.8 FEET;

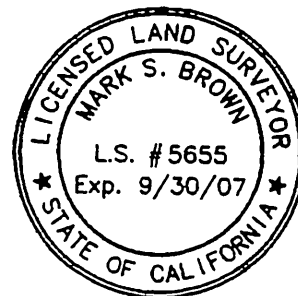
THENCE NORTHERLY, PARALLEL WITH THE EASTERLY LINE OF BROCKTON AVENUE, 112.6 FEET TO THE SOUTHERLY LINE OF SAID RAILROAD RIGHT OF WAY;

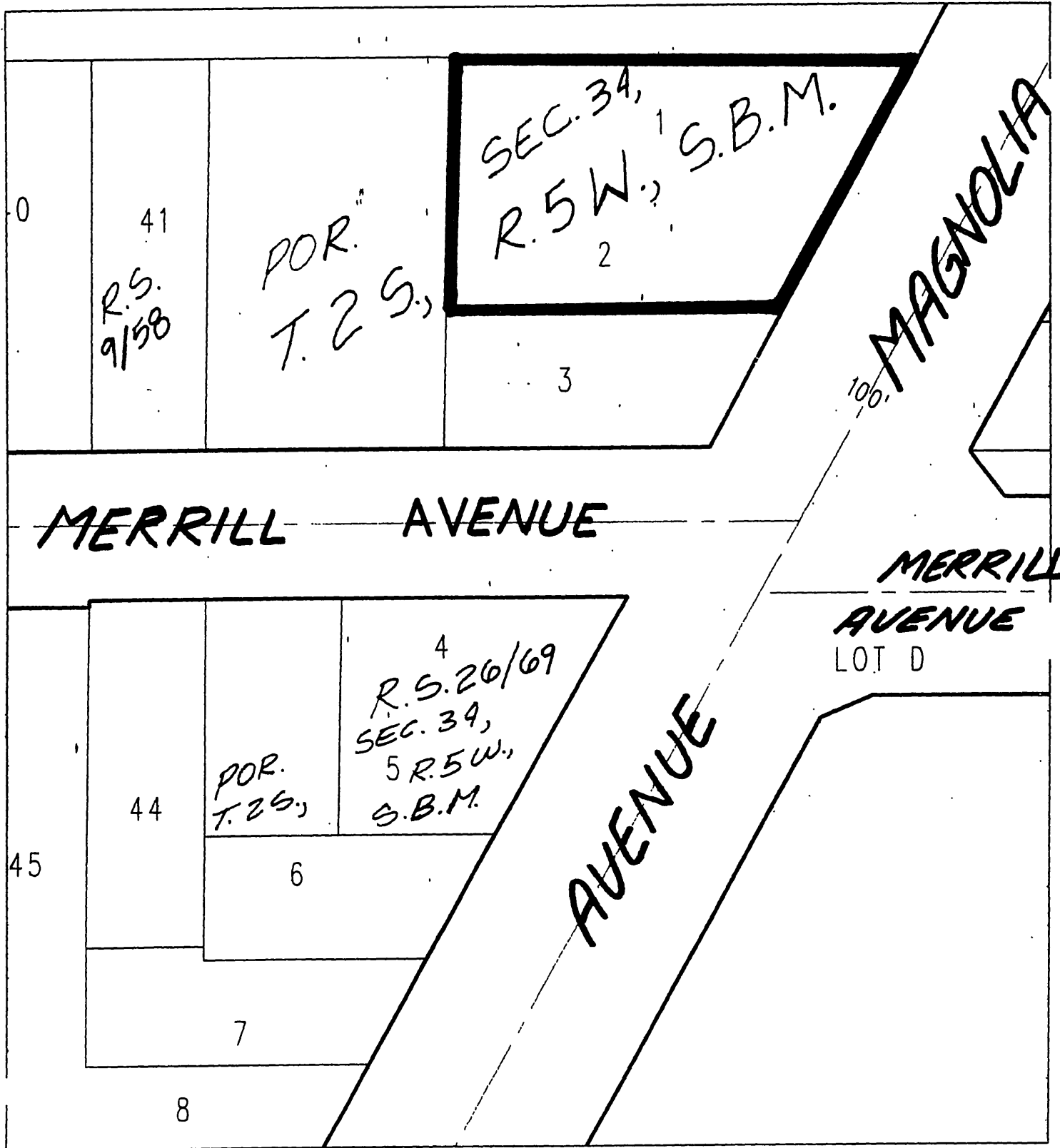
THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID RAILROAD RIGHT OF WAY, 202.4 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 19,185 SQUARE FEET, MORE OR LESS.

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

 7/3/07 Prep. E.V.
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/07





◆ CITY OF RIVERSIDE, CALIFORNIA ◆ 53-2

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" = 100'

Drawn by: ev

Date: 07/02/07

Subject: Magnolia Avenue

16179