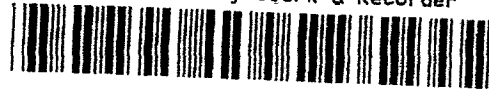


DOC # 2010-0408235
08/26/2010 08:00A Fee:NC
Page 1 of 6

Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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



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Exempt pursuant to Government Code 6103

DOCUMENTARY TRANSFER TAX \$ 0

D _____



____ Computed on the consideration or value of property conveyed; OR

____ Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name

GRANT DEED

D-16510

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LA SIERRA UNIVERSITY, a California non-profit religious corporation ("Grantor"), does hereby GRANT to City of Riverside, a municipal corporation ("Grantee"), the real property in the County of Riverside, State of California, described on Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein by this reference.

This grant deed is made on the condition that the above property be used solely and perpetually as a public park for use by members of the public and, subject to reasonable regulation, their untethered dogs. If the above property is not used solely and perpetually for that purpose, then Grantor, its heirs, successors and assigns, without paying any compensation for any buildings or other improvements on the above premises and without making any compensation or incurring any liability for damages and losses of any kind, shall have the power to terminate all right, title, and interest in the property granted by this deed to Grantee and its heirs, successors and assigns, in the manner provided by law for the exercise of this power of termination. Immediately on such termination, Grantee or its heirs, successors or assigns shall forfeit all rights and title to that property, and the property shall revert to Grantor and its heirs, successors and assigns.

Dated: 4/18/08

LA SIERRA UNIVERSITY,
A California Non-Profit Religious Corporation

By:
David A. Geriguis
Vice President for Financial Administration

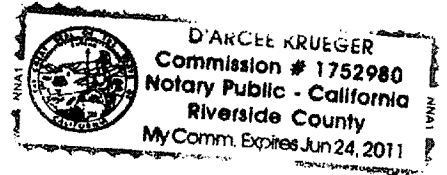
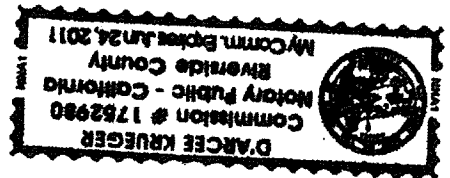
STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE)

On April 18, 2008, before me, D'Arcee Krueger, Notary Public, personally appeared **DAVID A. GERIGUIS**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature D'Arcee Krueger (Seal)



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

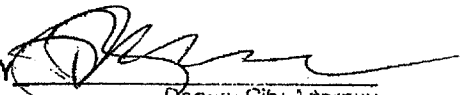
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 7/29/10

CITY OF RIVERSIDE

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

By Amelia M. Vailini

BY 
Deputy City Attorney



2010-0408235
08/26/2010 08:00A
3 of 6

16510

March 26, 2008

EXHIBIT "A"
APN 141-260-027

All of Lot 23 of Tract 29058 as shown by Map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Lots 9 and 10 in Block 4, Lot 8 in Block 5, Lots 3 and 4 in Block 6, Lot "A", and Pierce Street of La Sierra Gardens as shown by Map on file in Book 11 of Maps at Pages 42 through 50 thereof, Records of Riverside County, California, described as follows:

Beginning at the most Southerly corner of Lot 23 of Tract 29058 as shown by Map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California, said corner being on the Northeasterly line of Pierce Street as conveyed to the County of Riverside by Deed recorded December 6, 1956 in Book 2008, Page 354, Official Records of Riverside County, California;

Thence Southerly along the Southerly prolongation of the Easterly line of said Lot 23 on a curve concave Easterly having a radius of 1255.00 feet, through an angle of 23°22'30", an arc length of 512.00 feet (the initial radial line bears S.79°03'06"W.) to a point of cusp, said point being on the Northeasterly line of Parcel Map on file in Book 3 of Parcel Maps at Page 84 thereof, Records of Riverside County, California, also being the Southwesterly line of Pierce Street as conveyed to the City of Riverside by Deed recorded August 27, 1971 as inst. no. 97483, Official Records of Riverside County, California;

Thence N.34°19'24"W. along said line, a distance of 584.56 feet;

Thence Northerly on a non-tangent curve concave Westerly having a radius of 70.00 feet, through an angle of 78°33'48", an arc length of 95.98 feet (the initial radial line bears S.45°45'36"E.);

Thence N.34°19'24"W., a distance of 178.68 feet;

Thence Northerly on a curve concave Easterly having a radius of 157.00 feet, through an angle of 42°47'02", an arc length of 117.24 feet to the Southerly prolongation of the Westerly line of said Lot 23;

Thence N.08°27'38"E. along said prolongation, a distance of 7.52 feet to the most Westerly corner of said Lot 23, said corner being on the Northeasterly line of Pierce Street as conveyed to the County of Riverside by Deed recorded December 6, 1956 in Book 2008, Page 354, Official Records of Riverside County, California;

Thence S.34°19'24"E. along the Southwesterly line of said Lot 23, also being the Northeasterly line of said Pierce Street, a distance of 446.09 feet to the point of beginning.

EXCEPTING THEREFROM that portion described as follows:

Commencing at the most Southerly corner of Lot 23 of Tract 29058 as shown by Map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California, said corner being on the Northeasterly line of Pierce Street as conveyed to the County of Riverside by Deed recorded December 6, 1956 in Book 2008, Page 354, Official Records of Riverside County, California;



Thence Southerly along the Southerly prolongation of the Easterly line of said Lot 23 on a curve concave Easterly having a radius of 1255.00 feet, through an angle of 10°14'41", an arc length of 224.40 feet (the initial radial line bears S.79°03'06"W.) to the Point of Beginning of the parcel of land to be described;

Thence continuing Southerly along the Southerly prolongation of the Easterly line of said Lot 23 on a curve concave Easterly having a radius of 1255.00 feet, through an angle of 13°07'49", an arc length of 287.60 feet (the initial radial line bears S.68°48'25"W.) to a point of cusp, said point being on the Northeasterly line of Parcel Map on file in Book 3 of Parcel Maps at Page 84 thereof, Records of Riverside County, California, also being the Southwesterly line of Pierce Street as conveyed to the City of Riverside by Deed recorded August 27, 1971 as inst. no. 97483, Official Records of Riverside County, California;

Thence N.34°19'24"W. along said line, a distance of 292.75 feet;

Thence N.68°48'25"E., a distance of 33.69 feet to the point of beginning.

The above described parcel of land contains 2.005 acres, more or less.

See EXHIBIT "B"

Reference: **CERTIFICATE OF COMPLIANCE CO-004-023** recorded June 6, 2003 as inst. no. 409856, Official Records of Riverside County, California.

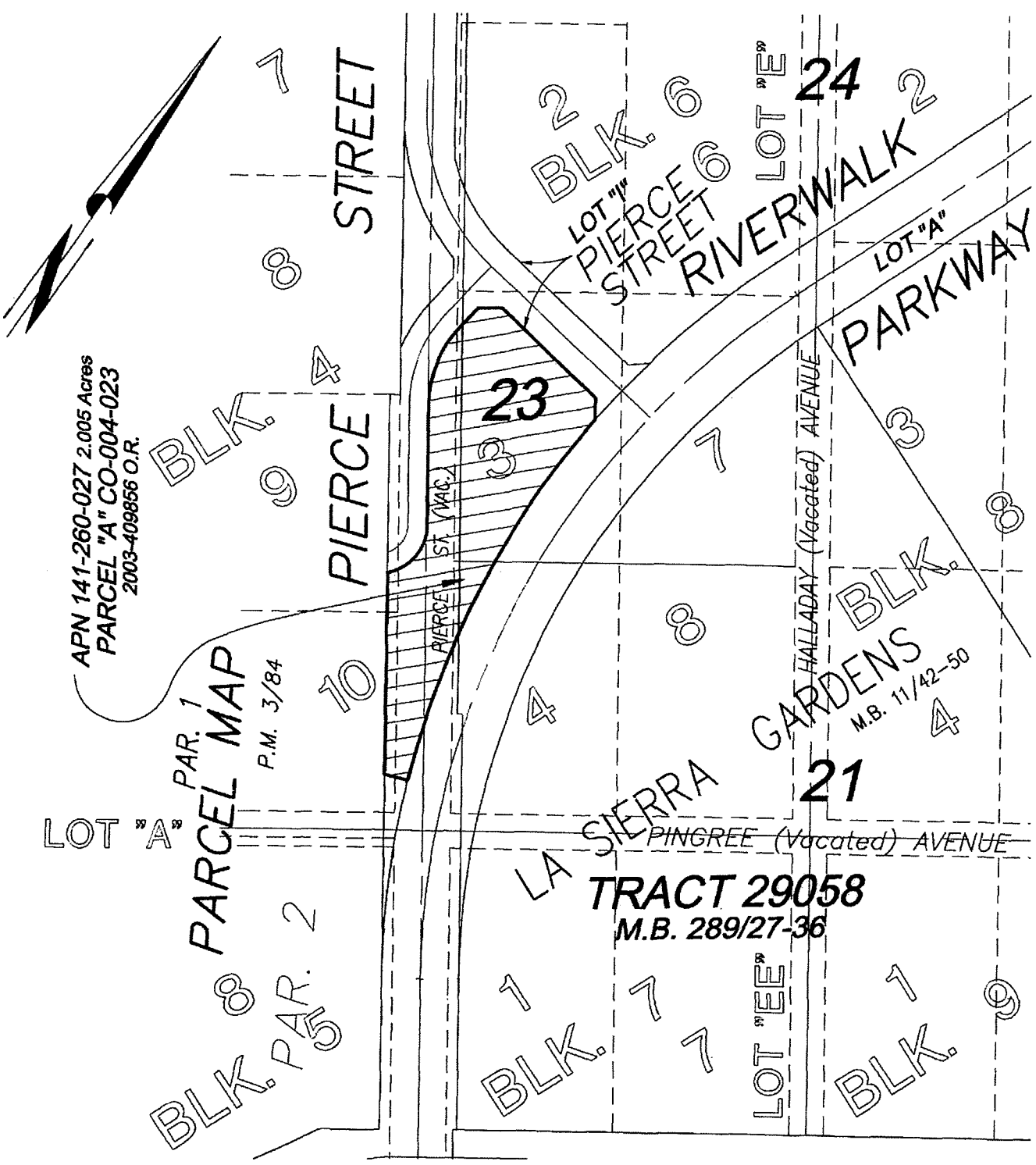
DESCRIPTION APPROVAL:

BY: K. Stout 04/10/2008
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



EXHIBIT "B"



--- IN THE CITY OF RIVERSIDE, CALIFORNIA ---

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SCALE : 1" = 200'

DATE : 3 / 26 / 08

SUBJECT : APN 141-260-027 (VC-004-001- PIERCE ST.)