

TRANS. CAL TITLE Co.

260298

When recorded mail to:

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

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK P.M.

SEP - 9 1988

Recorded in Official Records  
of Riverside County, California

*William S. Bondy*  
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: C-34-867  
5700-5900 Blocks Chicago Avenue

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GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, does hereby grant to THE RIVERSIDE 7TH DAY BAPTIST CHURCH, a California corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 11 of Church Subdivision, on file in Book 6, Page 55 of Maps, records of said Riverside County, described as follows:

COMMENCING at the most westerly corner of Parcel 4 of Record of Survey, on file in Book 36, Page 39 of Record of Surveys, records of said Riverside County; said corner also being in the northerly line of that certain parcel of land conveyed to the City of Riverside, a municipal corporation, by Grant Deed recorded December 12, 1962, Instrument No. 114940 of Official Records of said Riverside County;

THENCE South 89° 15' 00" West, along said northerly line 12.75 feet to a line which is parallel with and distant 64.00 feet northwesterly as measured at right angle from the center line of Chicago Avenue and to the true POINT OF BEGINNING;

THENCE continuing South 89° 15' 00" West, along said northerly line 560.68 feet to the easterly boundary of Victoria Woods Unit No. 2, on file in Book 40, Pages 91 thru 93 of Maps, records of said Riverside County;

THENCE South 14° 00' 00" West, 14.87 feet;

THENCE South 27° 30' 00" East, 127.00 feet;

THENCE South 10° 30' 00" West, 185.78 feet to the southerly line of said parcel of land so conveyed to the City of Riverside; the preceding three courses being along said easterly boundary of Victoria Woods Unit No. 2;

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THENCE North 89° 15' 00" East, along said southerly line 232.65 feet to said line which is parallel with and distant 64.00 feet northwesterly as measured at right angle from said centerline of Chicago Avenue;

THENCE North 44° 20' 00" East, along said parallel line 439.04 feet to said true POINT OF BEGINNING;

RESERVING THEREFROM an easement for the drainage and storm drain facilities, more particularly described as follows:

BEGINNING at a point in the northerly line of said parcel of land so conveyed to the City of Riverside distant thereon South 89° 15' 00" West, 348.18 feet from said most westerly corner of Parcel 4 of said Record of Survey;

THENCE continuing South 89° 15' 00" West, along said northerly line 40.00 feet;

THENCE South 0° 45' 00" East, 130.00 feet;

THENCE South 02° 25' 48" West, 180.27 feet to said southerly line of the grantor's parcel of land;

THENCE North 89° 15' 00" East, along said southerly line 50.00 feet;

THENCE North 0° 45' 00" West, 310.00 feet to the POINT OF BEGINNING:

ALSO RESERVING THEREFROM an easement and right-of-way for the purpose of providing ingress and egress from Chicago Avenue to the above described drainage and storm drain facilities, described as follow:

Parcel A

A strip of land 30.00 feet in width, the centerline of said strip of land described as follows:

BEGINNING at a point in said line which is parallel with and distant 64.00 feet northwesterly as measured at right angle from said centerline of Chicago Avenue distant thereon, South 44° 20' 00" West, 250.07 feet from the northeast corner of the above described parcel of land;

THENCE North 45° 40' 00" West, 81.00 feet to the beginning of a tangent curve with a radius of 40.00 feet and concaving easterly;

THENCE northwesterly to the right along said curve an arc length of 62.83 feet thru a central angle of 90° 00' 00" to the end of said curve;

THENCE South 44° 20' 00" West, 40.00 feet to a point hereinafter called Point "E" for description purposes, and to the end of this centerline description.

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Parcel B

A strip of land 14.00 feet in width, the centerline of said strip of land described as follows:

BEGINNING at Point "E" described hereinabove; said Point "E" being the beginning of a tangent curve with a radius of 83.00 feet and concaving easterly;

THENCE southwesterly to the left along said curve an arc length of 82.57 feet thru a central angle of 57° 00' 00" to the beginning of a reverse curve with a radius of 83.00 feet and concaving westerly;

THENCE southerly to the right along said reverse curve an arc length of 114.44 feet thru a central angle of 79° 00' 00" to the easterly line of the above described drainage and storm drain facilities, and to the end of this centerline description. The sidelines of said strip of land 14.00 feet in width to be lengthened or shortened so as to terminate in said easterly line.

Dated September 6, 1988

CITY OF RIVERSIDE,  
a municipal corporation

DESCRIPTION APPROVAL 8/15/88  
George P. Hutchinson by [Signature]  
SURVEYOR, CITY OF RIVERSIDE

By [Signature]  
Mayor

Attest [Signature]  
City Clerk

APPROVED AS TO FORM

[Signature] 9/11  
ASST. CITY ATTORNEY

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) ss.

On this 6th day of September, in the year 1988, before me,  
Margaret I. Archambault a Notary Public in  
and for said County and State, personally appeared Ab Brown and  
Alice A. Hare personally known to me to

be the persons who executed this instrument as Mayor and City Clerk of the City of Riverside, a municipal corporation, and acknowledged to me that the municipal corporation executed the same.

Witness my hand and official seal.

[Signature]  
Notary Public in and for said State

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