

When recorded mail to:

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

142152

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

RECEIVED FOR RECORD

15 Min. Past 2 o'clock P.M.

At Request of

City Clerk

Book 1984, Page 142152

JUN 29 1984

Recorded in Official Records
of Riverside County, California

William J. Pomeroy
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Zoning Cases R-33-778 &
R-60-778

GRANT DEED

10898

HYROSEN PROPERTIES, INC., a California corporation,

Grantor _____,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 4 in Block 28 of the Lands of the Riverside Land & Irrigating Company, as shown by map on file in Book 1, page 70 of Maps, records of San Bernardino County, California, more particularly described as follows:

BEGINNING at the most westerly corner of said Lot;

THENCE North 56° 00' 00" East, along the northwesterly line of said Lot a distance of 364.20 feet to the most northerly corner of that certain parcel of land conveyed to Hyrosen Properties, Inc., by a deed recorded June 13, 1978, as Instrument No. 119838 of Official Records of Riverside County;

THENCE South 34° 00' 00" East, along the northeasterly line of said parcel a distance of 4.00 feet to a line which is parallel with and distant 4.00 feet southeasterly as measured at right angle from said northwesterly line;

THENCE South 56° 00' 00" West, along said parallel line 293.29 feet to the beginning of a non-tangent curve with a radius of 140.00 feet and concaving southeasterly; the radial line of said non-tangent curve at said beginning bears North 43° 41' 47" West;

THENCE Southwesterly along said non-tangent curve an arc length of 21.05 feet, thru a central angle of 8° 37' 00" to the beginning of a compound curve with a radius of 40.00 feet and concaving easterly; the radial line of said compound curve at said beginning bears North 52° 18' 47" West;

THENCE Southwesterly along said compound curve an arc length of 37.27 feet, thru a central angle of 53° 22' 55" to the beginning of a compound curve with a radius of 140.00 feet and concaving easterly;

THENCE Southeasterly along last mentioned compound curve an arc length of 44.75 feet, thru a central angle 18° 18' 47" to the beginning of a reverse curve with a radius of 120.00 feet and concaving southwesterly;

THENCE Southeasterly along said reverse curve an arc length of 27.75 feet, thru a central angle of 13° 15' 00" to the end thereof;

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THENCE South 17° 37' 24" East, 38.31 feet to a line which is parallel with and distant 4.00 feet northeasterly as measured at right angle from the southwesterly line of said Lot;

THENCE South 34° 00' 29" East, along said parallel line 60.23 feet to the northwesterly right of way line of the Atchinson, Topeka & Santa Fe Railroad;

THENCE South 67° 33' 30" West, along said northwesterly line 4.08 feet to said southwesterly line of Lot 4;

THENCE North 34° 00' 29" West, along said southwesterly line 202.16 feet to the point of beginning.

Area - 0.105 of an acre.

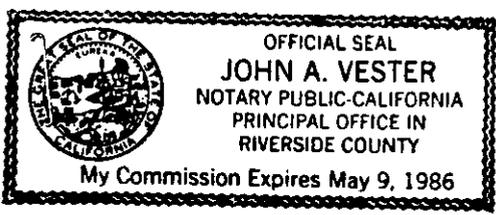
DESCRIPTION APPROVAL
George P. Hitchcock
Notary Public
June 25, 1984

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STATE OF CALIFORNIA }
 COUNTY OF Riverside } ss.

On this 26th day of June, in the year 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared Hy Rosen and Rose Rosen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that the Corporation executed it.

WITNESS my hand and official seal



John A. Vester
Notary Public in and for said State.

* ACKNOWLEDGMENT - Corporation - Wolcotts Form 222CA-X - Rev. 5-82 © 1982 WOLCOTTS, INC.

HYROSEN PROPERTIES, INC.,
a California corporation,

Dated 6/26/84

By Hy Rosen Pres.

By Rose Rosen Sec. Treas.

APPROVED AS TO FORM
[Signature]
ASSOC. CLERK

CONSENT TO RECORDATION

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. 14883 of said City Council adopted on January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated 6/29/84

[Signature]
Property Services Manager
Title

RIVERSIDE



FREEWAY

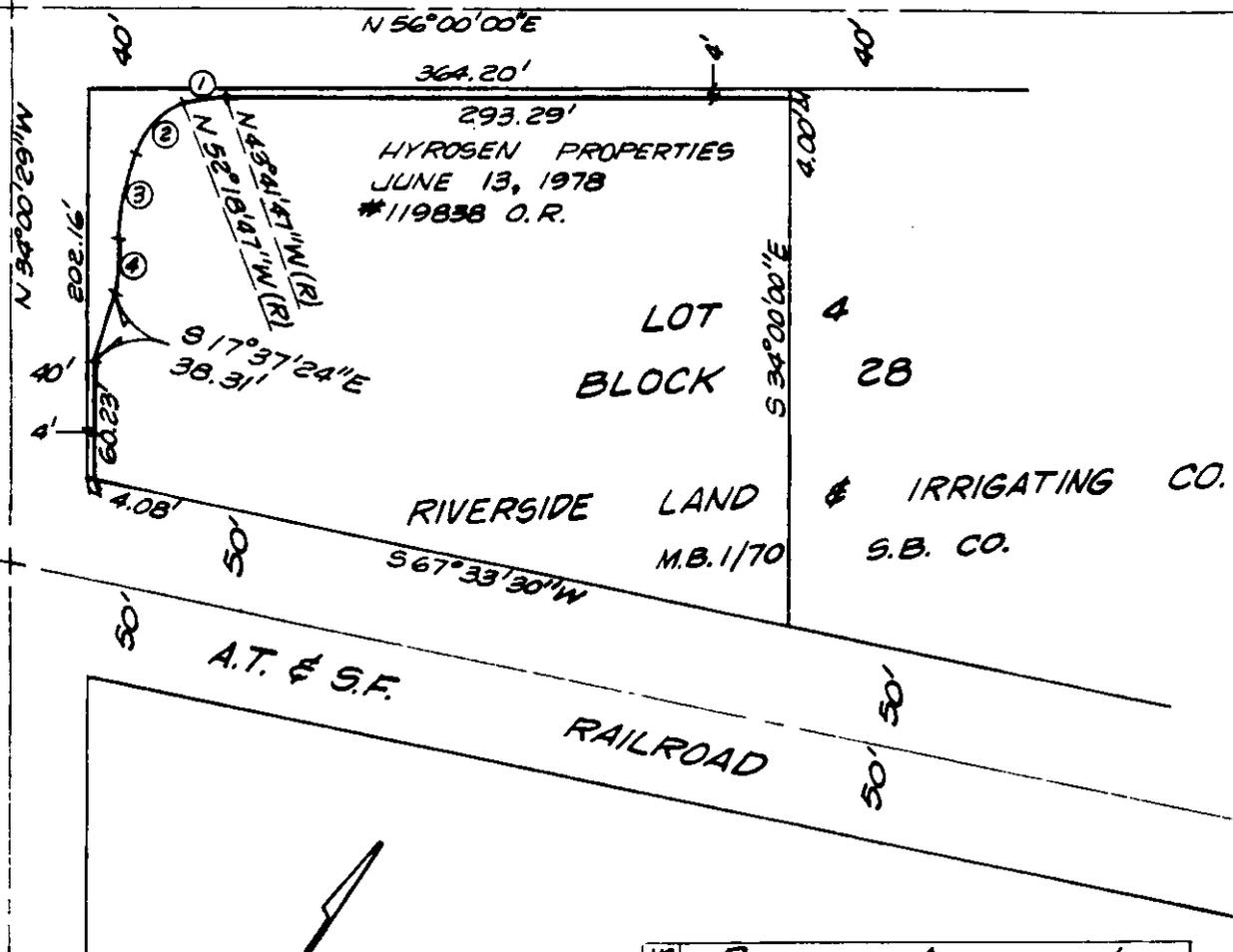
142152

INDIANA

AVENUE

STREET

TYLER



• 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

5/41-4

SCALE: 1" = 100'

DRAWN BY KGS DATE 6/22/84

SUBJECT ZONING CASES R-33-77B & R-60-77B