

163742

When recorded mail to

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

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

Min. Past 2 o'clock P.M.

At Request of

CITY CLERK

Book 19c4, Page

163742

JUL 27 1984

Recorded in Official Records of Riverside County, California

William S. Conroy

Recorder

Fees \$9

FOR RECORDER'S OFFICE USE ONLY

Project: 3395 University Avenue  
Building Permit

GRANT DEED

10928

DENNY'S INC., a California corporation,

Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do es 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:

All those portions of Block 7, Range 3 of the Town of Riverside as shown by map recorded in Book 7, Page 17 of Maps, records of San Bernardino County, California, more particularly described as follows:

Parcel 1

BEGINNING at the most westerly corner of said Block 7, Range 3;

THENCE South 60° 13' 48" East, along the southwesterly line of said Block 7, Range 3 a distance of 25.65 feet to the beginning of a non-tangent curve with a radius of 39.50 feet and concaving easterly; the radial line of said non-tangent curve at said beginning bears South 50° 15' 58" West;

THENCE Northerly to the right along said non-tangent curve an arc length of 17.68 feet, thru a central angle of 25° 38' 44" to a line which is parallel with and distant 11.00 feet southeasterly as measured at right angle from the northwesterly line of said Block 7, Range 3;

THENCE North 29° 43' 56" East, along said parallel line 105.37 feet to the southwesterly line of an alley;

THENCE North 60° 13' 48" West, along the southwesterly line of said alley 11.00 feet to said northwesterly line of Block 7, Range 3;

THENCE South 29° 43' 56" West, along said northwesterly line 115 feet to the point of beginning.

Area - 0.03 of an acre.

Parcel 2

The Northeasterly 2.50 feet of the following described property;

BEGINNING at the most westerly corner of said Block 7, Range 3;

THENCE South 60° 13' 48" East, along the southwesterly line of said Block 7, Range 3 a distance of 104.5 feet;

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THENCE North 29° 43' 56" East, parallel with the northwesterly line of said Block 7, Range 3 a distance of 115 feet to the southwesterly line of an alley;

THENCE North 60° 13' 48" West, along the southwesterly line of said alley 104.5 feet to said northwesterly line of Block 7, Range 3;

THENCE South 29° 43' 56" West, along said northwesterly line 115 feet to the point of beginning;

EXCEPTING therefrom the northwesterly 11.00 feet thereof.

Area - 233.75 square feet.

DESCRIPTION APPROVAL  
- *Robert Hutchinson 6/11/84 - 125*

STATE OF CALIFORNIA }  
 COUNTY OF Orange } ss.

On this 22nd day of July, in the year 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared Vincent A. Lambiase, Sr. Vice President and Paul J. Geiger, Asst. Sec., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person 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.

*Jean E. Knierim*  
 Notary Public in and for said State.

OFFICIAL SEAL  
 JEAN E. KNIERIM  
 NOTARY PUBLIC-CALIFORNIA  
 PRINCIPAL OFFICE IN  
 ORANGE COUNTY  
 My Commission Expires Aug. 19, 1985

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

*William M. Dwyer 7/5/84*  
 DEPUTY CITY ATTORNEY

DENNY'S INC.,  
 a California corporation,

Dated July 2, 1984

By *Vincent A. Lambiase*  
 Vincent A. Lambiase, Sr. Vice President

By *Paul J. Geiger*  
 Paul J. Geiger  
 Asst. Secretary, Denny's Inc.

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 7/27/84

*William M. Dwyer*  
 Property Services Manager  
 Title

R-3

91

163742

STREET 33'

LIME 33'

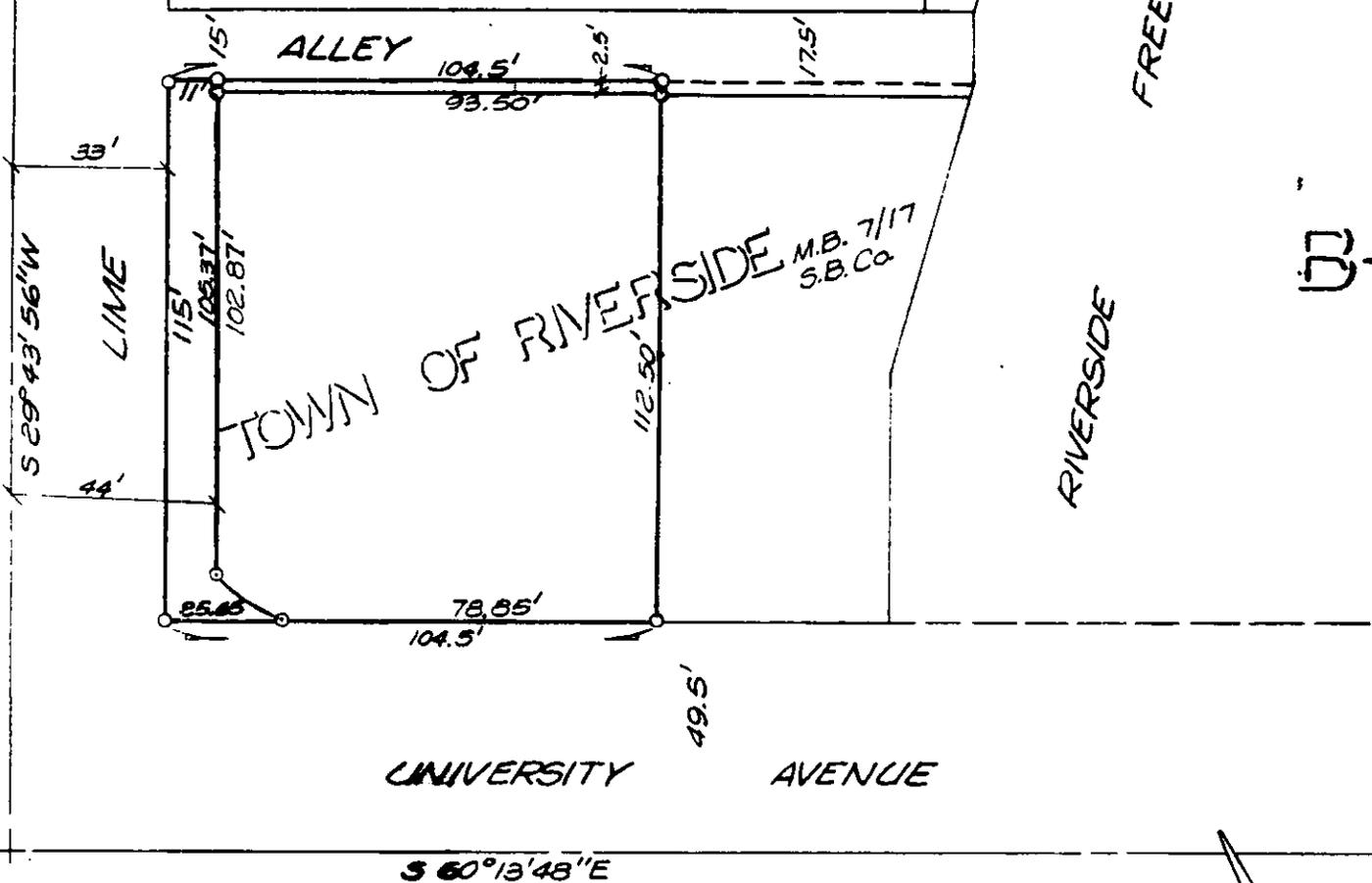
ALLEY

FREEWAY

RIVERSIDE

UNIVERSITY AVENUE

3-7



CURVE DATA

R=39.50'  
A Δ=25°38'44"  
L=17.68'

REV. 2/3/84 KGS

• 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

1/4

SCALE: 1" = 40'

DRAWN BY KGS DATE 1/25/84

SUBJECT P.M.W. -30-834