

54617

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  
At Request of  
CITY OF RIVERSIDE  
Book 1984, Page 54617  
MAR 16 1984  
Recorded in Official Records  
of Riverside County, California  
Fees  
Recorder  
*William J. Stanley*

FOR RECORDER'S OFFICE USE ONLY

Project: CONDITIONAL USE PERMIT  
C-10-834

GRANT DEED

10806

STANDARD BRANDS PAINT CO., 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 LOTS 5, 6 AND 11 IN BLOCK 48 OF LA SIERRA GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, AT PAGE 46 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 5;

THENCE SOUTH 34° 18' 24" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 5, A DISTANCE OF 290 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 5;

THENCE NORTH 55° 40' 40" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 5, 6 AND 11 A DISTANCE OF 366.50 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ARMAND L. ROSSOMANO, ET UX., BY DEED RECORDED SEPTEMBER 21, 1979 AS INSTRUMENT NO. 200507, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 34° 18' 26" WEST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 11.00 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 11.00 FEET NORTHWESTERLY AS MEASURED AT RIGHT ANGLE FROM SAID SOUTHEASTERLY LINE OF SAID LOTS 11, 6, AND 5;

THENCE SOUTH 55° 40' 40" WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 329.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 34.50 FEET;

THENCE WESTERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55° 42' 53" AN ARC LENGTH OF 33.55 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 8.00 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLE FROM SAID SOUTHWESTERLY LINE OF LOT 5;

THENCE NORTH 34° 18' 24" WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 263.93 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 5;

THENCE SOUTH 55° 40' 40" WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

AREA - 6,391.45 SQUARE FEET.

DESCRIPTION APPROVAL  
*George H. Hutchins*  
Surveyor

54617

CAT. NO. NN00737  
TO 21945 CA (1-83)  
(Corporation)

### TICOR TITLE INSURANCE

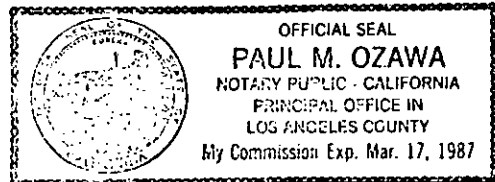
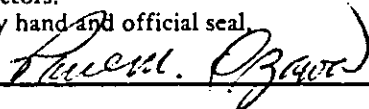
STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } SS.

On March 6, 1984 before me, the undersigned, a Notary Public in and for said State, personally appeared Al Applerose personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Vice President, and D. M. Cvetas

   personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature



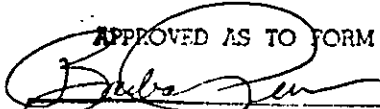
(This area for official notarial seal)

### STANDARD BRANDS PAINT CO., A CALIFORNIA CORPORATION

Dated March 6, 1984

BY: Al Applerose  
Vice President

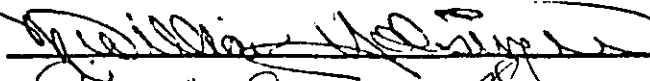
BY: D. M. Cvetas  
Secretary

APPROVED AS TO FORM  
  
ASST. CITY ATTORNEY

### 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 3/16/84

  
Property Services Manager  
Title

51617

NEWLY Laid  
D&R CON  
TO ARMANDO  
L. ROMANANO  
ET AL, 9/21/79  
INST# 200501  
O. R.

N 34° 18' 26" W 279'  
279'

66'

BLOCK 48

LA SIERRA GARDENS  
M.B. 11/46 RIV. CO.

TRACT NO. 2723 M348/33 RIV CO.  
N 35° 40' 40" E

329.99'

346.5'

MAGNOLIA AVE N 55° 40' 40" E

R=34.5'  
L=53.55'  
Δ=55° 42' 53"

BASIS OF BEARING  
BEING THE NORTH  
EASTLY LINE OF TR.  
NO. 2723, M348/33,  
TAKEN AS N 55° 40' 40" E

263.93'  
270'

BURGE

N 34° 18' 24" W

ST

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

6139

SCALE: 1" = 20'

DRAWN BY D# DATE 1/13/23

SUBJECT CIP 10-274- ST. 11.0.11.16

10806