

When recorded mail to:

94215 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)

Project: Mountain View Park Site

FOR RECORDER'S OFFICE USE ONLY

11193

GRANT DEED

LENEL CORPORATION, a California corporation, Grantor, FOR 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:

PARCEL 1

All that portion of the Northwest 1/4 of the Northeast 1/4 of Section
33, Township 2 South, Range 5 West, San Bernardino Meridian, being more
particularly described as follows:

COMMENCING at the southwest corner of Lot 1 of Tract Number 3007, as
shown by map on file in Book 53 of Maps, at Page 23 thereof, records of
Riverside County, California; said corner also being the southeast
corner of that certain parcel of land conveyed to Nick A. Waddell, et
ux., by deed recorded October 23, 1946 as Instrument Number 3556,
Official Records of Riverside County, California;

THENCE North 00° 14' 12" West, along the west line of Lot 1 and along
the west line of Lot F of said Tract 3007, said west line also being
the east line of said parcel conveyed to Nick A. Waddell, et ux., a
distance of 166.00 feet to the TRUE POINT OF BEGINNING;

THENCE North 89° 27' 30" East, a distance of 16.52 feet, to the
beginning of a tangent curve, concave to the northwest, having a radius
of 15.00 feet;

THENCE easterly, northeasterly, and northerly along said curve thru a
central angle of 89° 41' 42", an arc length of 23.48 feet;

THENCE North 00° 14' 12" West, a distance of 341.81 feet to the
beginning of a tangent curve concave to the southwest, having a radius
of 15.00 feet;

THENCE northerly, northwesterly, and westerly along said curve through
a central angle of 90° 18' 23", an arc length of 23.64 feet;

THENCE South 89° 27' 25" West, a distance of 16.36 feet; the preceding
five courses being along the westerly boundary of said Tract 3007;

THENCE South 00° 14' 12" East, along the east line of said parcel of
land conveyed to Nick A. Waddell, et ux., a distance of 371.81 feet to
the said true POINT OF BEGINNING.

AREA - 11,592.98 square feet.

RECEIVED FOR RECORDER
AT 8:30 O'CLOCK A.M.
At Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

MAY - 3 1985

Recorded in Official Records
of Riverside County, California

William E. Smith
RECORDER
Fees \$

1593977-5 226-321-019X020

94215

PARCEL 2

All that portion of the Northwest 1/4 of the Northeast 1/4 of Section 33, Township 2 South, Range 5 West, San Bernardino Meridian, being more particularly described as follows:

COMMENCING at the southwest corner of Lot 1 of Tract Number 3007, as shown by map on file in Book 53 of Maps, at Page 23 thereof, records of Riverside County, California; said corner also being the southeast corner of that certain parcel of land conveyed to Nick A. Waddell, et ux., by deed recorded October 23, 1946 as Instrument Number 3556, Official Records of Riverside County, California;

THENCE North 00° 14' 12" West, along the west line of Lot 1 and the northerly prolongation thereof a distance of 603.81 feet, to the true POINT OF BEGINNING;

THENCE North 89° 27' 25" East, a distance of 16.52 feet to the beginning of a tangent curve concave to the northwest having a radius of 15.00 feet;

THENCE easterly, northeasterly and northerly along said curve through a central angle of 89° 41' 37", an arc length of 23.48 feet;

THENCE North 00° 14' 12" West, a distance of 85.08 feet; the preceding three courses being along the westerly boundary of said Tract 3007;

THENCE South 89° 27' 25" West, 31.44 feet to the northeast corner of said parcel of land conveyed to Nick A. Waddell, et ux.;

THENCE South 00° 14' 12" West, along the east line of said parcel conveyed to Nick A. Waddell, et ux., a distance of 100.00 feet to said true POINT OF BEGINNING.

AREA - 3,096.28 square feet.

Dated APRIL 4, 1985

LENEL CORPORATION,
a California corporation

By: [Signature]

Title [Signature]

By: Stanley A Nelson

Title See

DESCRIPTION APPROVAL
[Signature]
385
BUREAU

APPROVED AS TO FORM
[Signature] 4-5-85
SENIOR DEPUTY 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 January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated _____

[Signature]
Title _____

0043X/m - 2656M/m

