

30995

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.

FEB - 7 1986

Recorded in Official Records  
of Riverside County, California  
*William E. Smith*  
RECORDER  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-20-856

11503

GRANT DEED

The C. I. GROUP, a limited partnership, 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

That portion of Lot 12 in Block 34 of the lands of the Riverside Land and Irrigating Company, as shown by map recorded in Book 1, Page 70 of Maps, records of San Bernardino County, California, together with that portion of Lot 3 in Block 3 of Tract No. 3 of La Sierra Heights, as shown by map on file in Book 8, Page 27 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the intersection of the northeasterly line of said Lot 13 with the southerly right-of-way of Hole Avenue as now existing, said southerly right-of-way being 30 feet south of the centerline of Hole Avenue, measured at right angles;

THENCE North 78° 37' 21" West, along said southerly right-of-way line of Hole Avenue a distance of 107.41 to the true POINT OF BEGINNING;

Said point being the most northerly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded October 6, 1978, as Instrument No. 212896 of Official Records of Riverside County, California;

THENCE continuing North 78° 37' 21" West, a distance of 66.07 feet to a point in the northerly prolongation of the easterly line of that certain parcel of land conveyed to the City of Riverside by deed

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recorded October 1, 1971, as Instrument No. 111843 of Official Records of said Riverside County;

THENCE South 10° 19' 02" West, along said northerly prolongation and along said easterly line, 14.00 feet to a line which is parallel with and distant 44.00 feet southerly, as measured at right angle, from the centerline of said Hole Avenue;

THENCE South 78° 37' 21" East, along said parallel line, 65.99 feet to the most westerly corner of said parcel of land conveyed to the City of Riverside by Instrument No. 212896;

THENCE North 10° 38' 38" East, along the westerly line of said Instrument No. 212896, a distance of 14.00 feet to said true POINT OF BEGINNING.

Parcel 2

That portion of Lots 13 and 14 in Block 34 of said lands of the Riverside Land and Irrigating Company as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the intersection of the northeasterly line of said Lot 13 with the southerly right-of-way line of Hole Avenue as now existing, said southerly right-of-way line being 30 feet south of the centerline of Hole Avenue measured at right angles;

THENCE North 78° 37' 21" West, along said southerly right-of-way line, 47.38 feet to a point in the easterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded October 6, 1978, as Instrument No. 212896 of Official Records of said Riverside County;

THENCE South 09° 03' 58" West, along said easterly line, 14.01 feet to a line which is parallel with and distant 44.00 feet southerly, as measured at right angle, from said centerline of Hole Avenue;

THENCE South 78° 37' 21" East, along said parallel line, 231.82 feet to the southwesterly line of deed recorded February 10, 1947 as recorded in Book 809, Page 448 of Official Records, County of Riverside;

THENCE North 33° 59' 40" West, along said southwesterly line, 19.93 feet to the southerly right-of-way line of Hole Avenue as now existing, said line being 30 feet south of the centerline of Hole Avenue, measured at right angles;

THENCE North 78° 37' 21" West, along said southerly right-of-way line, 170.82 feet to said POINT OF BEGINNING.

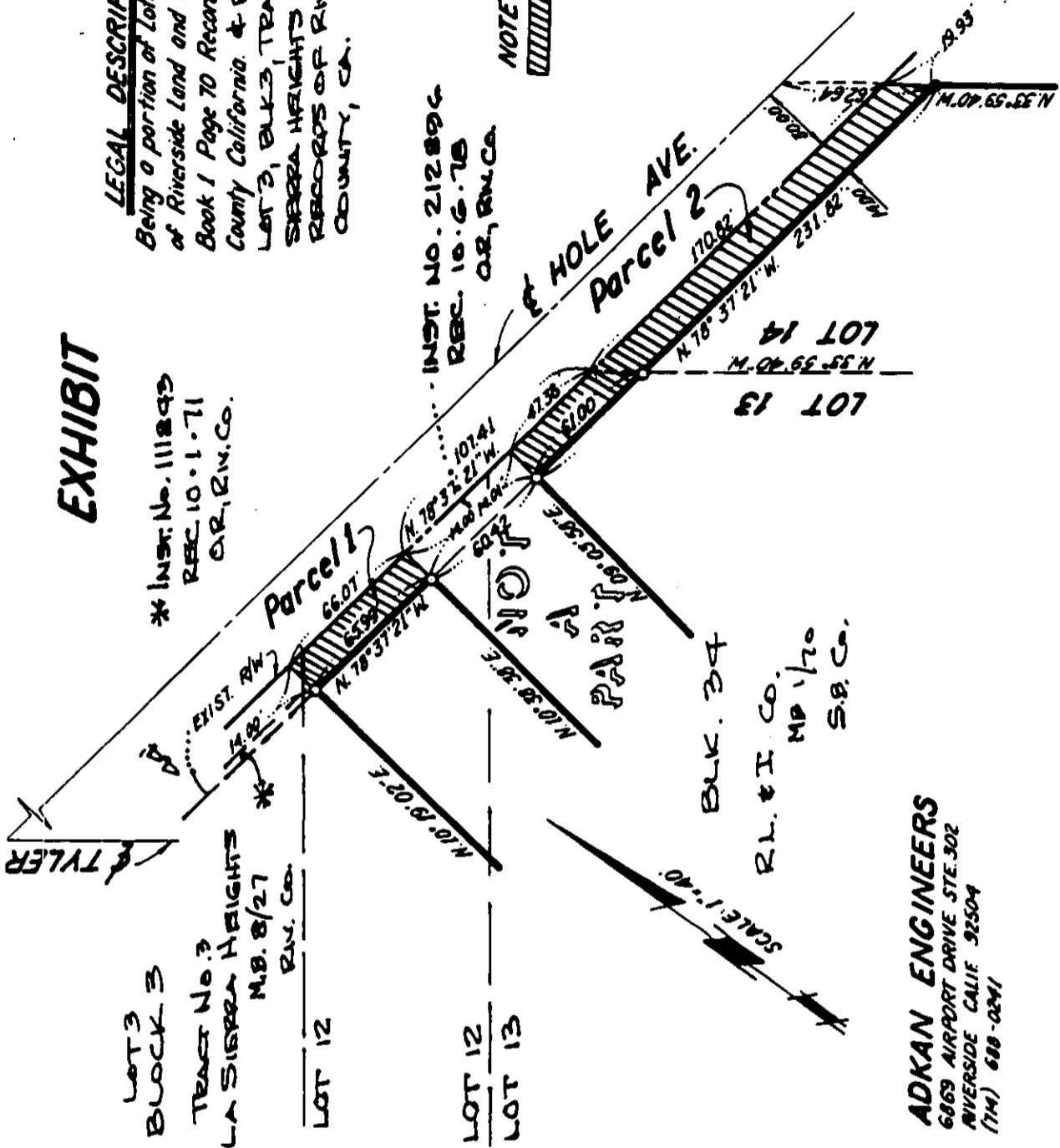
DESCRIPTION APPROVAL  
George Hutchinson 12, 13, 85 W



# EXHIBIT

**LEGAL DESCRIPTION**  
 Being a portion of Lots 13 & 14 Block 34  
 of Riverside Land and Irrigation Co. Map  
 Book 1 Page 70 Records of San Bernardino  
 County California. & PORTION OF  
 LOT 3, BLK. 3, TRACT No. 3 LA  
 SIERRA HEIGHTS PER M.B. 8/27  
 RECORDS OF RIVERSIDE  
 COUNTY, CA.

\* INST. No. 111843  
 REC. 10-1-71  
 C.R., R.W. Co.



NOTE:  
 DEDICATION

LOT 3  
 BLOCK 3  
 TRACT No. 3  
 LA SIERRA HEIGHTS  
 M.B. 8/27  
 R.W. Co.

LOT 12

LOT 12

LOT 13

LOT 13  
 N. 78° 37' 21" W.  
 N. 08° 55' 55" N

LOT 14  
 N. 08° 55' 55" N

**ADKAN ENGINEERS**  
 6869 AIRPORT DRIVE STE. 302  
 RIVERSIDE CALIF. 92504  
 (714) 688-0241

• 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

SCALE: 1" = N/A

DRAWN BY DATE 11/18/85

SUBJECT PMW-20-856