

53648

When recorded mail to:

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

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 61.03)

RECEIVED FOR RECORD
Min. Past 10:00 AM

MAR - 7 1986

Recorded in Official Records
of Riverside County, California

William E. Smith
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: 3880 Lemon Street

15413

GRANT DEED

RIVERSIDE LIME STREET JOINT VENTURE, a Joint Venture, comprised of :
TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, a California corporation,
J. F. DAVIDSON LIME STREET PARTNERSHIP, a California general partnership,
and R & H PARTNERS, a California general partnership, as Joint venturers,
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:

(SEE EXHIBIT "A" ATTACHED HERETO)

RIVERSIDE LIME STREET JOINT VENTURE, COMPRISED OF:

By: TICOR TITLE INSURANCE COMPANY OF CALIFORNIA,
a California corporation, General Partner

By: [Signature]

By: J. F. DAVIDSON LIME STREET PARTNERSHIP,
a California general partnership, General Partner

By: [Signature]
General Partner

By: R & H PARTNERS, a California general Partnership

By: [Signature]
General Partner

By: [Signature]
General Partner

By: [Signature]
General Partner

APPROVED AS TO FORM
[Signature]
CITY ATTORNEY
3-4-86

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this annexed instrument dated 3/4/86 from Riverside Home Street Joint Venture, a Joint Venture to the City of Riverside, a municipal corporation of the State of California, 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: 3/7/86


Property Services Manager

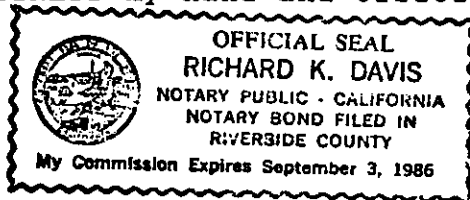
53648

53648

STATE OF CALIFORNIA)
 : ss.
COUNTY OF RIVERSIDE)

On this 4th day of March, 1986, before me, RICHARD K. DAVIS, a Notary Public in and for said County and State, personally appeared LOUIS W. JONES, JR., and _____ 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 TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, a California corporation, the corporation that executed the within instrument on behalf of RIVERSIDE LIME STREET JOINT VENTURE, a joint venture, the joint venture that executed the within instrument, and acknowledged to me that such corporation executed the same on behalf of such joint venture and that such joint venture executed the same.

WITNESS my hand and official seal.

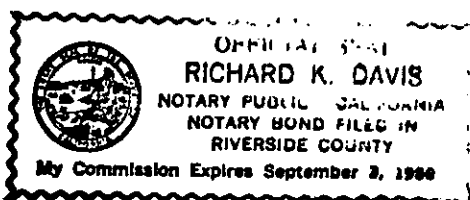


Richard K Davis
Notary Public in and for said
County and State

STATE OF CALIFORNIA)
 : ss.
COUNTY OF RIVERSIDE)

On this 4th day of March, 1986, before me, RICHARD K. DAVIS, a Notary Public in and for said County and State, personally appeared J.F. DAVIDSON, JR., and _____ 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 J. F. DAVIDSON LIME STREET PARTNERSHIP, a California general partnership, the general partnership that executed the within instrument on behalf of RIVERSIDE LIME STREET JOINT VENTURE, a joint venture, the joint venture that executed the within instrument, and acknowledged to me that such general partnership executed the same on behalf of such joint venture and that such joint venture executed the same.

WITNESS my hand and official seal.



Richard K Davis
Notary Public in and for said
County and State

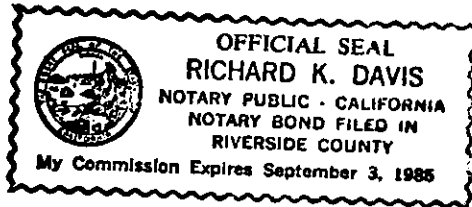
53648

STATE OF CALIFORNIA)
 : ss.
COUNTY OF RIVERSIDE)

On this 4th day of March, 1986, before me, RICHARD K. DAVIS, a Notary Public in and for said County and State, personally appeared FRANK J. DELANEY, and HORACE O. COIL 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 R & H PARTNERS, a California general partnership, the general partnership that executed the within instrument on behalf of RIVERSIDE LIME STREET JOINT VENTURE, a joint venture, the joint venture that executed the within instrument, and acknowledged to me that such general partnership executed the same on behalf of such joint venture and that such joint venture executed the same.

WITNESS my hand and official seal.

Richard K Davis
Notary Public in and for said
County and State

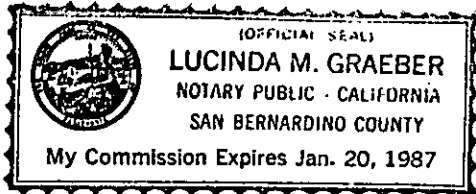


STATE OF CALIFORNIA)
)
) : ss.
COUNTY OF SAN BERNARDINO)

53648

On this 4th day of March, 1986, before me, Lucinda M. Graeber, A Notary Public in and for said County and State, personally appeared Joe Sax, 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 R & H PARTNERS, a California general partnership, the general partnership that executed the within instrument on behalf of RIVERSIDE LIME STREET JOINT VENTURE, a Joint Venture, the joint venture that executed the within instrument, and acknowledged to me that such general partnership executed the same on behalf of such joint venture and that such joint venture executed the same.

WITNESS my hand and official seal.



Lucinda M. Graeber
Notary Public in and for said
County and State

53648

EXHIBIT "A"

CORNER CUT-OFF

That portion of Block 8, Range 4 of Town of Riverside as shown by map on file in Book 7 of Maps at page 17 thereof, Records of San Bernardino County, California, described as follows:

Beginning at the most Westerly corner of said Block 8, Range 4;

Thence N.29°44'33"E. along the Northwesterly line of said Block 8, Range 4, a distance of 13.99 feet to a point of cusp;

Thence Southwesterly and Southeasterly on a curve concave Easterly, having a radius of 14.00 feet through an angle of 89°58'40" an arc length of 21.99 feet to the Southwesterly line of said Block 8, Range 4 (the initial radial line bears N.60°15'27"W.);

Thence N.60°14'07"W. along said Southwesterly line, a distance of 13.99 feet to the point of beginning.

DESCRIPTION APPROVED
George P. Hutchins 3/5/86
Surveyor

53648

EXHIBIT "A"

LIME STREET WIDENING

That portion of Block 8, Range 4 of Town of Riverside, as shown by map on file in Book 7 of Maps, at page 17 thereof, Records of San Bernardino County, California, described as follows:

Beginning at the most Westerly corner of that certain parcel of land conveyed to the CITY OF RIVERSIDE by deed recorded June 13, 1969 as Instrument No. 59405, Official Records of Riverside County, California; also being a point on the Southwesterly line of said Block 8, Range 4;

Thence N.60°14'07"W. along said Southwesterly line, a distance of 4.65 feet;

Thence Northeasterly on a non-tangent curve concave Northwesterly, having a radius of 39.50 feet, through an angle of 21°09'20", an arc length of 14.59 feet to a line parallel with and 11.00 feet Northwesterly, measured at right angles from the Southeasterly line of said Block 8, Range 4, (the initial radial line bears S.08°30'39"E.);

Thence N.29°44'08"E. along said parallel line, a distance of 144.85 feet to the Southwesterly line of that certain parcel of land conveyed to the CITY OF RIVERSIDE by deed recorded June 19, 1902 in Book 147 of Deeds at page 54 thereof, Records of Riverside County, California;

Thence S.60°13'51"E. along said Southwesterly line, a distance of 5.50 feet to the Northwesterly line of said parcel of land conveyed to the CITY OF RIVERSIDE by deed recorded June 13, 1969 as Instrument No. 59405;

Thence S.29°44'08"W. along said Northwesterly line, a distance of 133.75 feet;

Thence Southwesterly, continuing along said Northwesterly line on a curve concave Northwesterly, having a radius of 28.50 feet, through an angle of 50°34'25", an arc length of 25.16 feet to the point of beginning (the initial radial line bears S.60°15'52"E.)

DESCRIPTION APPROVED
by *George P. Hutchinson* 3/2/81
Surveyor

11412

53648

EXHIBIT "A"

ALLEY WIDENING

That portion of Block 8, Range 4 of the Town of Riverside, as shown by map on file in Book 7 of Maps, at page 17 thereof, Records of San Bernardino County, California, described as follows:

Beginning at the most Westerly corner of that certain parcel of land conveyed to the CITY OF RIVERSIDE by deed recorded June 19, 1902, in Book 147 of Deeds at page 54 thereof, Records of Riverside County, California;

Thence S.29°44'33"W. along the Northwesterly line of said Block 8, Range 4, a distance of 5.00 feet to a line that is parallel with and 5.00 feet Southwesterly, measured at right angles from the Southwesterly line of said parcel of land conveyed to the CITY OF RIVERSIDE;

Thence S.60°13'51"E. along said parallel line, a distance of 325.58 feet to the Northwesterly line of that certain parcel of land conveyed to the CITY OF RIVERSIDE by deed recorded June 13, 1969 as Instrument No. 59405, Official Records of Riverside County, California;

Thence N.29°44'08"E. along said Northwesterly line, a distance of 5.00 feet to the Southwesterly line of said parcel of land conveyed to the CITY OF RIVERSIDE by deed recorded June 19, 1902 in Book 147 of Deeds at page 54 thereof;

Thence N.60°13'51"W. along said Southwesterly line, a distance of 325.58 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying Southeasterly of a line that is parallel with and 11.00 feet Northwesterly from the Southeasterly line of said Block 8, Range 4.

DESCRIPTION APPROVED
George P. Hutchins 3/5/78
Surveyor

53648

LEMON STREET

N. 29°44'33"E.

33'

NORTHWESTERLY LINE
BLOCK 8, RANGE 4.

N. 29°44'33"E.
13.99

N. 60°15'27"W. (R)

R = 14.00'
Δ = 89°58'40"
L = 21.99'

13.99

N. 60°14'07"W.

SOUTHWESTERLY LINE
BLOCK 8, RANGE 4.

WESTERLY CORNER OF
BLOCK 8, RANGE 4

33'

N. 60°14'07"W.

NINTH STREET

BLOCK 8
RANGE 4

• 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 3

1/7

SCALE: 1" = 20'

DRAWN BY DK DATE 2/29/86

SUBJECT 3880 LEMON ST., BLDG. PERMIT

11412

