

48282

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 10'clock AM

FEB 20 1987
Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER

FOR RECORDER'S OFFICE USE ONLY

Project: 1198 Washington Street
Building Permit

GRANT DEED

RIVERSIDE RANCHEROS, a non-profit 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:

All that portion of Lot 5 of Development Company of Riverside's Tract, as shown by map on file in Book 8, Page 41 of Maps, records of said Riverside County, together with all that portion of Lot D of Lincoln Heights, as shown by map on file in Book 4, Page 97 of Maps, records of said Riverside County, described as follows:

COMMENCING at the southeast corner of said Lot 5;

THENCE South 89° 58' 30" West, along the south line of said Lot 5, a distance of 55.00 feet to the southeast corner of Parcel 1 of Record of Survey on file in Book 33, Page 1 of Record of Surveys, records of said Riverside County;

THENCE North 00° 21' 00" East, along the east line of said Parcel 1, a distance of 114.00 feet to the southerly line of Gladstone Boulevard as conveyed to the City of Riverside by Grant Deed recorded August 15, 1960, as Instrument No. 71528 of Official Records of said Riverside County, and the TRUE POINT OF BEGINNING of the parcel of land to be described;

THENCE North 79° 57' 08" West, along said southerly line of Gladstone Boulevard, a distance of 293.13 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 103.06 feet;

THENCE northwesterly along said curve through a central angle of 50° 06' 08" an arc length of 90.12 feet;

THENCE North $29^{\circ} 51' 00''$ West, along the southerly line of Gladstone Boulevard as shown by said map of Lincoln Heights, a distance of 119.56 to the beginning of a tangent curve concaving northeasterly and having a radius of 398.64 feet;

THENCE northwesterly along said last mentioned curve through a central angle of $18^{\circ} 18' 00''$ an arc length of 127.32 feet;

THENCE North $11^{\circ} 33' 00''$ West, continuing along said southerly line of Gladstone Boulevard, a distance of 74.56 feet to the beginning of a tangent curve concaving easterly and having a radius of 55.00 feet;

THENCE northwesterly, northerly and northeasterly along said last mentioned curve through a central angle of $71^{\circ} 59' 00''$ an arc length of 69.10 feet;

THENCE North $60^{\circ} 26' 00''$ East, continuing along said southerly line of Gladstone Boulevard, a distance of 29.30 feet to the beginning of a tangent curve concaving westerly and having a radius of 15.87 feet;

THENCE northeasterly, northerly and northwesterly along said last mentioned curve through a central angle of $93^{\circ} 53' 10''$ an arc length of 26.01 feet to the beginning of a compound curve concaving southwesterly and having a radius of 97.33 feet;

THENCE northwesterly and westerly along said compound curve through a central angle of $67^{\circ} 45' 48''$ an arc length of 115.11 feet to the beginning of a compound curve concaving southeasterly and having a radius of 116.93 feet;

THENCE southwesterly along said last mentioned compound curve, through a central angle of $53^{\circ} 18' 02''$ an arc length of 108.78 feet;

THENCE South $25^{\circ} 29' 00''$ West, continuing along said southerly line of Gladstone Boulevard, a distance of 11.01 feet to the beginning of a tangent curve concaving northerly and having a radius of 135.21 feet;

THENCE southwesterly, westerly and northwesterly along said last mentioned curve, through a central angle of $106^{\circ} 24' 00''$ an arc length of 251.09 feet;

THENCE North $48^{\circ} 07' 00''$ West, continuing along said southerly line of Gladstone Boulevard, a distance of 112.44 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 594.77 feet;

THENCE northwesterly along said last mentioned curve through a central angle of $07^{\circ} 53' 30''$ an arc length of 81.92 feet to the northerly line of said Lot D;

THENCE North $89^{\circ} 46' 00''$ West, along said northerly line of Lot D and along the northerly line of said Lot 5 a distance of 16.95 feet to the beginning of a non-tangent curve concaving northeasterly and having a radius of 607.77 feet; the initial radial line at the beginning of said

48282

curve bears South 50° 48' 44" West; said curve also being concentric with the last previously mentioned curve and said southerly line of Gladstone Boulevard;

THENCE southwesterly along said last mentioned curve through a central angle of 08° 55' 44" an arc length of 94.71 feet;

THENCE South 48° 07' 00" East, along a line parallel with and distant 13 feet southwesterly, as measured at right angles, to said southerly line of Gladstone Boulevard, a distance of 112.44 feet to the beginning of a tangent curve concaving northerly and having a radius of 148.21 feet;

THENCE southeasterly, easterly and northeasterly along said last mentioned curve through a central angle of 106° 24' 00" an arc length of 275.23 feet;

THENCE North 25° 29' 00" East, continuing along said parallel line and distant 13 feet from the southerly line of Gladstone Boulevard, a distance of 11.01 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 103.93 feet;

THENCE northeasterly along said last mentioned curve through a central angle of 53° 18' 02" an arc length of 96.68 feet to the beginning of a compound curve concaving southwesterly and having a radius of 84.33 feet;

THENCE easterly and southeasterly along said last mentioned compound curve through a central angle of 67° 45' 48" an arc length of 99.74 feet to the beginning of compound curve concaving westerly and having a radius of 2.87 feet;

THENCE southeasterly, southerly and southwesterly along said last mentioned compound curve through a central angle of 93° 53' 10" an arc length of 4.70 feet;

THENCE South 60° 26' 00" West, continuing along said parallel line and distant 13 feet from southerly line of Gladstone Boulevard, a distance of 29.30 feet to the beginning of a tangent curve concaving easterly and having a radius of 68.00 feet;

THENCE southwesterly, southerly and southeasterly along said last mentioned curve through a central angle of 71° 59' 00" an arc length of 85.43 feet;

THENCE South 11° 33' 00" East, continuing along said parallel line and distant 13 feet from the southerly line of Gladstone Boulevard, a distance of 74.56 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 411.64 feet;

THENCE southeasterly along said last mentioned curve through a central angle of 18° 18' 00" an arc length of 131.48 feet;

48282

THENCE South 29° 51' 00" East, continuing along said parallel line and distant 13 feet from the southerly line of Gladstone Boulevard, a distance of 115.38 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 111.06 feet;

THENCE southeasterly along said last mentioned curve through a central angle of 50° 06' 08" an arc length of 97.12 feet to a line parallel with an distant 8.00 feet southwesterly, as measured at right angles, to said southerly line of Gladstone Boulevard as conveyed to the City of Riverside by said Grant Deed;

THENCE South 79° 57' 08" East, along said last mentioned parallel line, a distance of 295.23 feet to the beginning of a non-tangent curve concaving southwesterly and having a radius of 39.50 feet; the initial radial line at said beginning of said non-tangent curve bears North 47° 09' 31" East;

THENCE southeasterly along said last mentioned non-tangent curve through a central angle of 14° 02' 56" an arc length of 9.69 feet to said east line of Parcel 1;

THENCE North 00° 21' 00" East, a distance of 14.94 feet to said TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM any portion lying within Lot E of said map of Lincoln Heights.

AREA - 18,060 square feet, more or less.

DESCRIPTION APPROVAL
George P. Hutchinson, 1/18/87
Surveyor

Dated 2-13-87

RIVERSIDE RANCHEROS,
a non-profit corporation

APPROVED AS TO FORM

Kathleen M. Gonzales
SENIOR DEPUTY CITY ATTORNEY

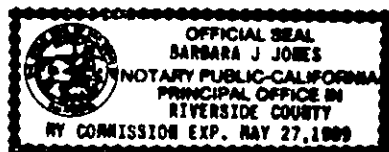
By *Gerald Eaks*

Title *President*

By *Louis R. Taraglione*

Title *Treasurer*

STATE OF CALIFORNIA }
COUNTY OF Riverside } ss.



On this 18th day of February, in the year 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared GERALD EAKS

and LOUIS R. TARAGLIONE, personally known to me

(or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as THE President and THE ^{Treasurer} Secretary, respectively, of the Corporation therein named, and acknowledged to me that the Corporation executed it pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

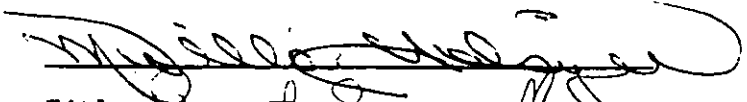
Barbara J. Jones
Notary Public in and for said State.

48282

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.

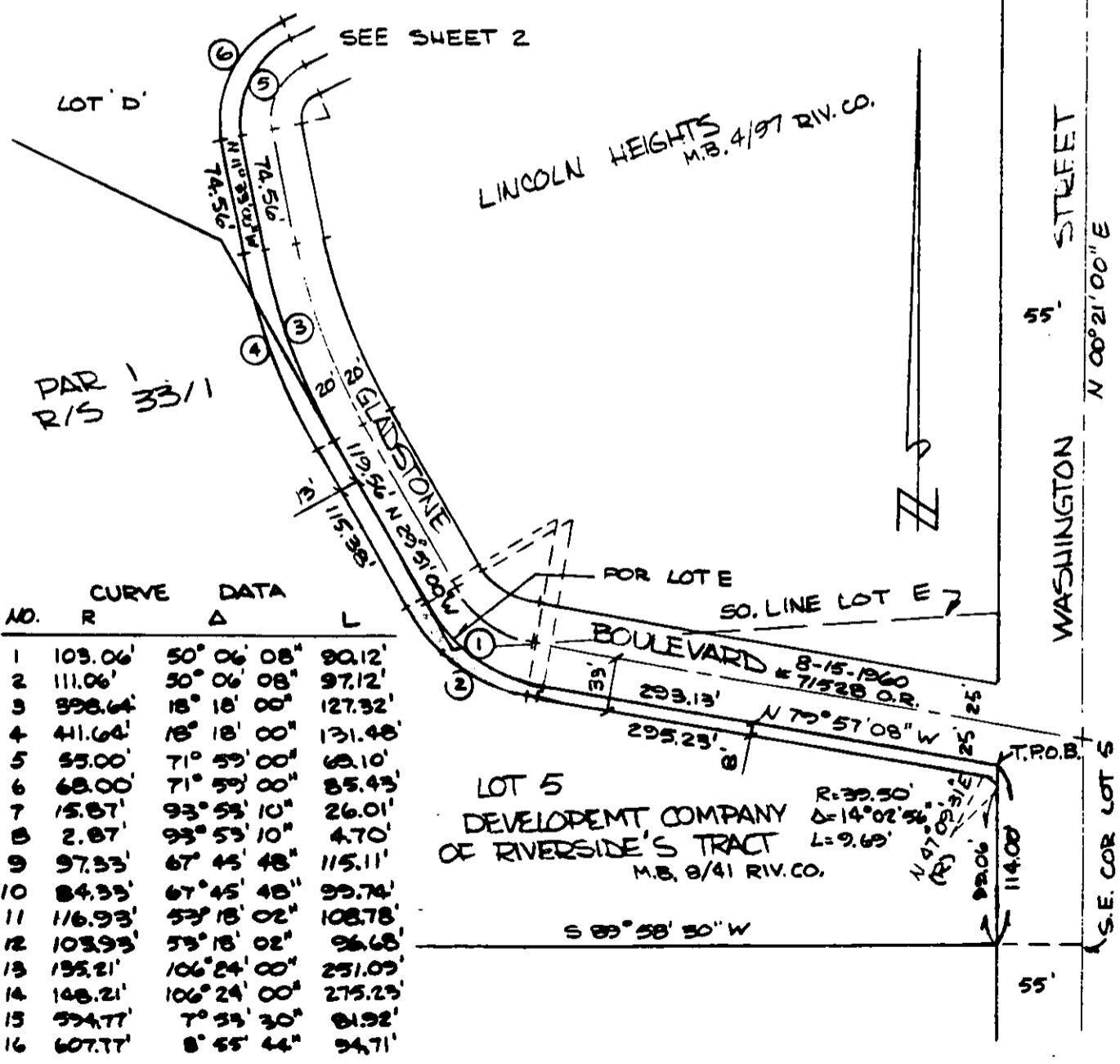
Dated 2/20/87


Title Property Services Manager

311.5/m - legal.148/b

48282

BRADLEY ST



NO.	CURVE R	DATA Δ	L
1	109.06'	50° 06' 08"	90.12'
2	111.06'	50° 06' 08"	97.12'
3	398.64'	18° 18' 00"	127.32'
4	41.64'	18° 18' 00"	131.48'
5	55.00'	71° 59' 00"	69.10'
6	68.00'	71° 59' 00"	85.43'
7	15.87'	93° 53' 10"	26.01'
8	2.87'	93° 53' 10"	4.70'
9	97.53'	67° 45' 48"	115.11'
10	84.33'	67° 45' 48"	99.74'
11	116.93'	53° 18' 02"	108.78'
12	103.93'	53° 18' 02"	96.68'
13	193.21'	106° 24' 00"	251.09'
14	148.21'	106° 24' 00"	275.23'
15	574.77'	7° 53' 30"	81.92'
16	607.77'	8° 55' 44"	94.71'

• 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 2

6/65

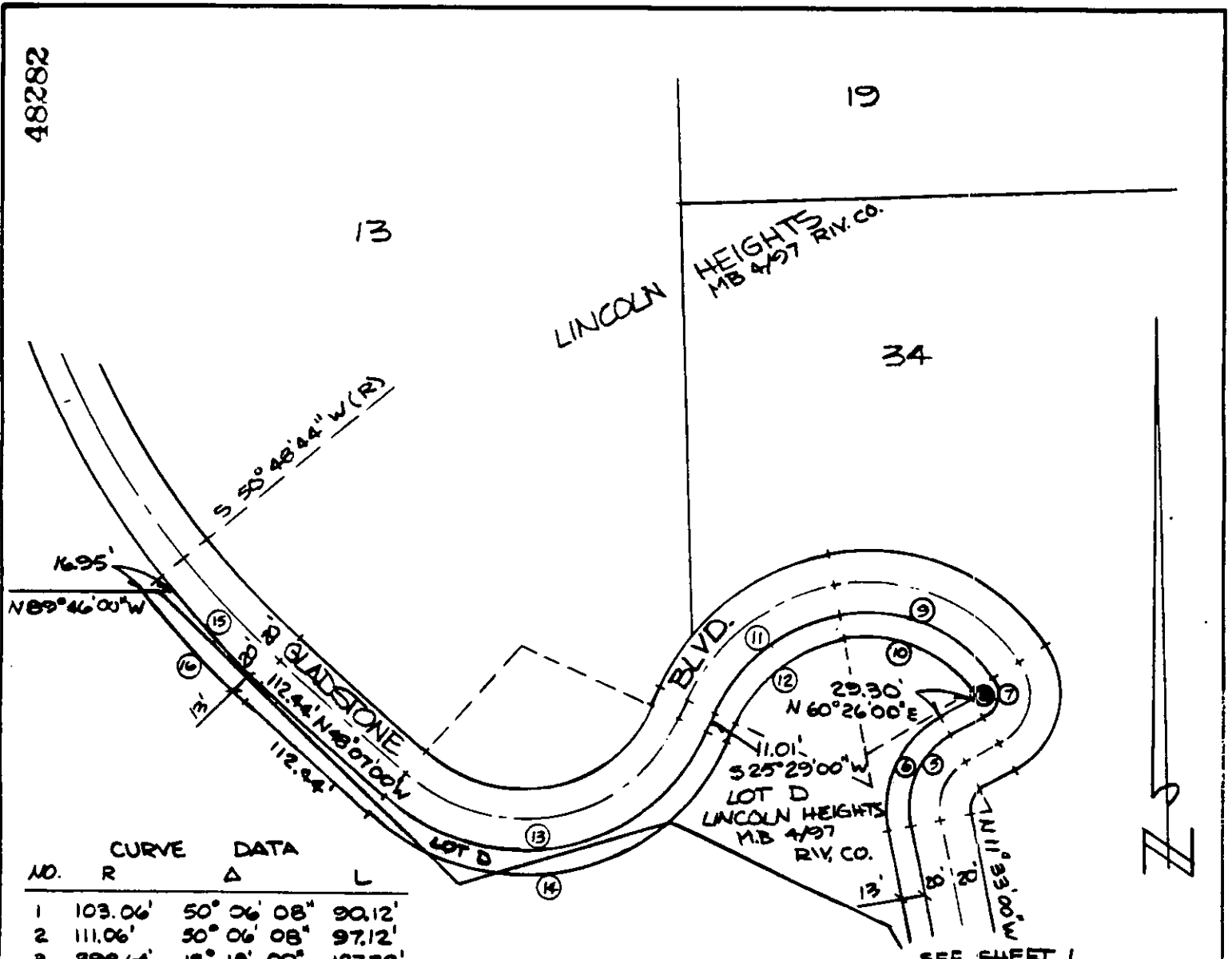
SCALE 1" = 100'

DRAWN BY CURT DATE 2 / 5 / 67

SUBJECT 1198 WASHINGTON ST - BLDG PERMIT

11770

48282



NO.	CURVE R	DATA Δ	L
1	103.06'	50° 06' 08"	90.12'
2	111.06'	50° 06' 08"	97.12'
3	398.64'	18° 18' 00"	127.32'
4	41.64'	18° 18' 00"	131.48'
5	53.00'	71° 59' 00"	62.10'
6	68.00'	71° 59' 00"	85.43'
7	15.87'	93° 53' 10"	26.01'
8	2.87'	93° 53' 10"	4.70'
9	97.33'	67° 45' 48"	115.11'
10	84.33'	67° 45' 48"	99.74'
11	116.93'	53° 18' 02"	108.78'
12	103.93'	53° 18' 02"	96.68'
13	135.21'	106° 24' 00"	251.09'
14	148.21'	106° 24' 00"	275.23'
15	594.77'	7° 33' 30"	81.92'
16	607.77'	8° 55' 44"	94.71'

DAR
R/S 33/1

LOT 5
DEVELOPEMENT COMPANY
OF RIVERSIDE'S TRACT

SEE SHEET 1

• 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 2 OF 2

5165

SCALE 1" = 100'

DRAWN BY CURT DATE 2/5/87

SUBJECT 1198 WASHINGTON ST - BLDG PERMIT

11770