

107033

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.

APR 17 1987

Recorded in Office records
of Riverside County, California
RECORDED
Fee \$

FOR RECORDER'S OFFICE USE ONLY

Project: R-20-856
SE Corner @ Chicago Avenue and Spruce Street

GRANT DEED

1100

SPRUCE AVENUE ASSOCIATES, a California limited partnership, also known as SPRUCE AVENUE ASSOCIATES, 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:

That portion of Lot 8 in Section 19, Township 2 South, Range 4 West of the Lands of the East Riverside Land Co., as shown by map recorded in Book 6, Page 44 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the northwest corner of said Lot 8;

THENCE South 0° 11' 47" East, along the west line of said Lot, a distance of 574.13 feet to the northwesterly right-of-way line of that certain parcel of land conveyed to Southern Pacific Railroad Co., by a deed recorded August 14, 1986, in Book 50, Page 396, et seq., of Deeds, records of said Riverside County;

THENCE North 50° 52' 33" East, along said northwesterly line 28.28 feet to a line which is parallel with and distant 22.00 feet east as measured at right angle from said west line;

THENCE North 0° 11' 47" West, along said parallel line 522.15 feet;

THENCE North 44° 56' 15" East, 32.60 feet to a line which is parallel with and distant 11.00 feet south as measured at right angle from the north line of said Lot;

1192

107033

THENCE South 89° 55' 43" East, along said parallel line 587.32 feet to the east line of said Lot 8;

THENCE North 0° 11' 05" West, along said east line 11.00 feet to the northeast corner of said Lot;

THENCE North 89° 55' 43" West, along said north line 632.47 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM all that portion as conveyed to the City of Riverside by Grant Deed recorded February 6, 1959, in Book 2410, Page 300, et seq., of Official Records of said Riverside County.

Area - 0.413 of an acre.

Dated 3-6-87

SPRUCE AVENUE ASSOCIATES, a California limited partnership

By Raymond Magnus
Title GENERAL PARTNER

By _____
Title _____

RECEPTION APPROVAL
George P. Hutchison 3587
Notary Public - California
My Commission Expires 6/15/88

APPROVED AS TO FORM

Kathleen M. Gomez
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 4/17/87

William J. [Signature]
Title Property Services Manager

311.5/m - survey.250/a

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

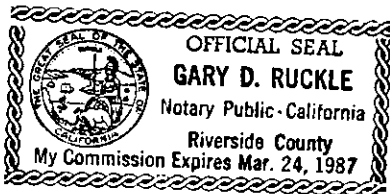
} ss.

On this 6TH day of MARCH, in the year 1987
before me, the undersigned, a Notary Public in and for said State, personally appeared
RAYMOND MAGNUS

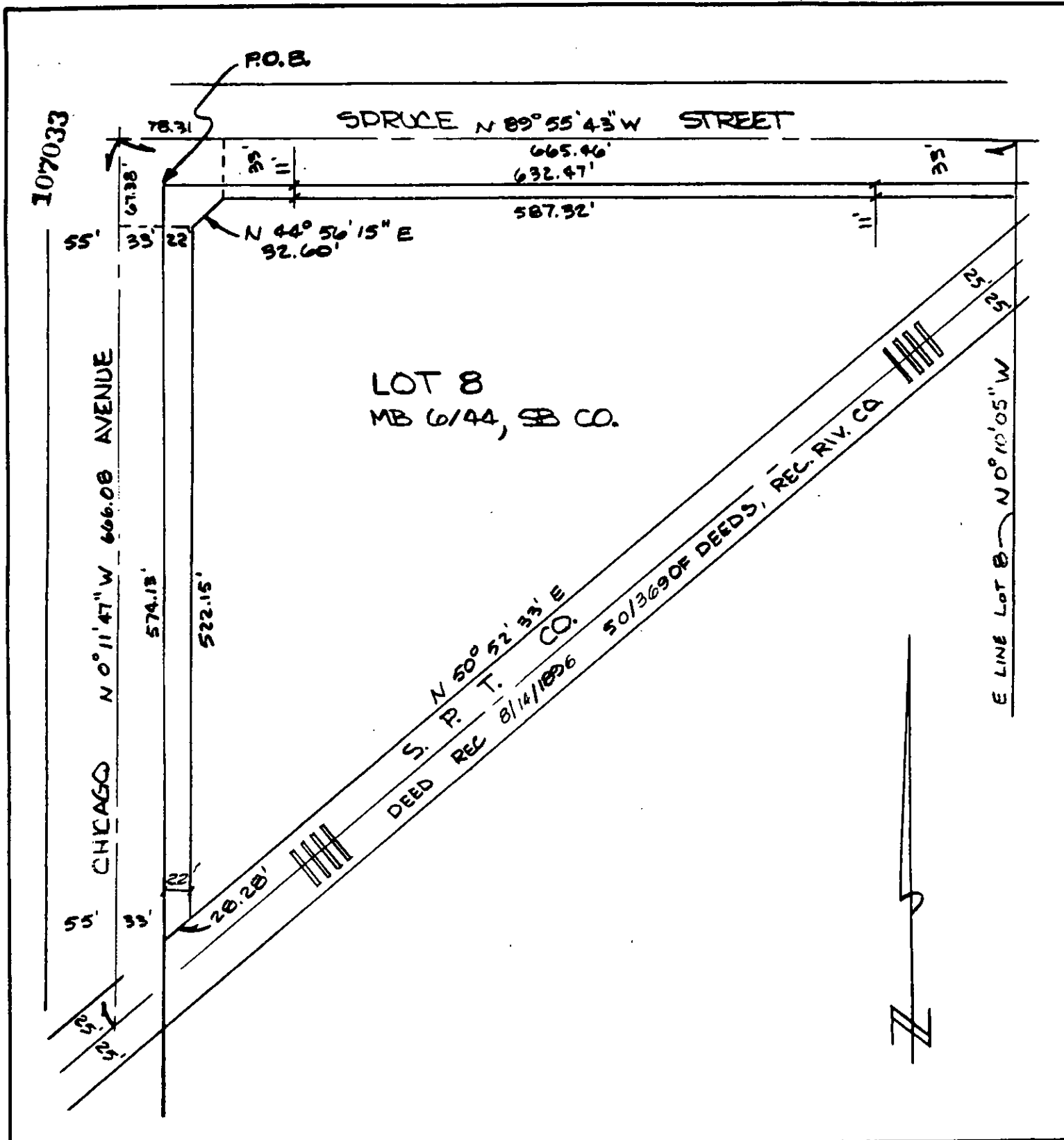
_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person who executed the
within instrument on behalf of the _____ Partnership named therein, and acknow-
ledged to me that the _____ Partnership executed it.

WITNESS my hand and official seal.

Gary D. Ruckle



107033



• 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

12/18-4

SCALE: 1" = 100'

DRAWN BY CS DATE 11 / 6 / 86

SUBJECT ZONING CASE - R-20-856