

145602

When recorded mail to:

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

RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

MAY 5 - 1989
Recorded in Official Records
of Riverside County, California
William S. P. [Signature]
Recorder
Fees \$ _____

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-7-889
Northwest Corner of Linden Street at Iowa Avenue

12427

GRANT DEED

MUHAMMAD YUNIS, as Trustee for A.M.L. ENTERPRISES, a Revocable Trust under Declaration of Trust dated July 18, 1987, 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 44 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 southeast corner of said Lot 44;

THENCE North 89° 47' 14" West, along the southerly line of said Lot 44, a distance of 150 feet to the southeast corner of that certain parcel of land conveyed to the City of Riverside, a municipal corporation, by deed recorded August 24, 1962, as Instrument No. 80340, Official Records of Riverside County, California;

THENCE North 0° 12' 00" East along the east line of said parcel, a distance of 11.00 feet to a point in a line parallel with and distant 11.00 feet northerly, as measured at right angles, from the southerly line of said Lot 44;

THENCE South 89° 47' 14" East, along said parallel line, a distance of 123.70 feet to the beginning of a non-tangent curve concave to the northwest and having a radius of 47.50 feet, a radial line to said beginning bears South 26° 18' 45" East;

THENCE northeasterly along said curve through a central angle of 36° 57' 44", an arc length of 30.64 feet to a point in a line parallel with and distant 5.00 feet westerly, as measured at right angles, from the east line of said Lot 44;

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THENCE North 0° 12' 00" East, along said last mentioned parallel line, a distance of 85.42 feet to a point in the southwesterly line of Interstate Highway 215;

THENCE South 42° 41' 06" East, along said southwesterly line, a distance of 7.34 feet to a point in the east line of said Lot 44;

THENCE South 0° 12' 00" West along said east line, a distance of 112.34 feet to the POINT OF BEGINNING.

Area: 0.054 AC.

Dated 10/20/88

Muhammad Yunis
MOHAMMAD YUNIS, as Trustee

APPROVED AS TO FORM

Kathleen M. Gonzalez
ASST. 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 5/5/89

[Signature]
Title Property Services Manager

0005u/m - 0206u/b

DESCRIPTION APPROVAL 10/19/88
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE

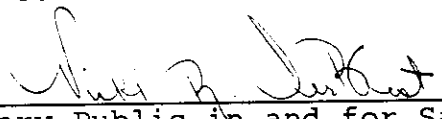


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STATE OF CALIFORNIA)
) ss.
COUNTY OF San Bernardino

On this 7th day of April, 1989,
before me, the undersigned a Notary Public in and for said
State, personally appeared MUHAMMAD YUNIS, personally known
to me (or proved to me on the basis of satisfactory
evidence) to be the person who executed the within
instrument, and known to me to be the Trustee for A. M. L.
ENTERPRISES, a Revocable Trust under Declaration of Trust
dated July 18, 1987, and acknowledged to me that he executed
the within instrument in his capacity as trustee of said
trust.

WITNESS my hand and official seal.



Notary Public in and for Said State
Vicki R. TerBest



145602

ZP

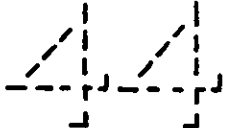
INTERSTATE
HIGHWAY

AVENUE
IOWA
H 0°12'00" E

215

463.10'

POR.



SEC. 19, T. 25.,
R. 4 W., M.B. 6/44
S.B. CO.

N 42° 41' 06" W
7.341

3381

1980 N D3661

13631

D4398

INST # 80340 REC. 8/24/62

N 0°12'00" E
11.00'

120'

R 247.58'
L 30.51'
L 16.41'

50'

50'

123.70

150'

LINDEN STREET

N 89° 47' 14" W

• 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

12/19-4

SCALE: 1" = N.T.S.

DRAWN BY DA DATE 10/18/88

SUBJECT PMW-7-889