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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 2:00 P.M.

APR 6 1990

Recorded in Official Records of Riverside County, California

*William J. Eganly*  
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Zoning Case R-49-801  
Bogart & Bushnell Avenues

GRANT DEED

STEVEN I. FRIED; DBA: CAPITAL FINANCE, 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 2 in Block 59 of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7 of Maps, at Page 66 thereof, records of said Riverside County, more particularly described as follows:

COMMENCING at a point in the southwest line of Lot 12 in Block "D" of Holden Avenue Tract as shown by map on file in Book 11, Page 67 of Maps, records of said Riverside County, distant thereon South 27° 04' 30" East, 124.50 feet from the most northerly corner of said Lot 12;

THENCE South 60° 38' 10" West, 120.00 feet to the most northerly corner of that certain parcel of land conveyed to I. & L. Bogart/La Sierra, a limited partnership, by a deed recorded October 1, 1982, as Instrument No. 169599 of Official Records of said Riverside County;

THENCE South 42° 44' 26" East, along the northeasterly line of said parcel, 92.95 feet to the southeasterly line of said parcel and to the TRUE POINT OF BEGINNING; said point being in the northwesterly line of Bushnell Avenue as shown by said map of Holden Avenue Tract;

THENCE South 44° 15' 00" West, along said northwesterly line of Bushnell Avenue, 307.92 feet to the most easterly corner of that certain parcel of land conveyed to the City of Riverside by Final Order of Condemnation recorded March 24, 1976, as Instrument No. 38559 of Official Records of said Riverside County;

THENCE North 81° 24' 45" West, 11.66 feet;

THENCE North 27° 04' 30" West, 170.26 feet to the most northerly corner of said parcel so conveyed to the City of Riverside; the preceding two courses also being along the northeasterly line of said parcel;

THENCE North 60° 38' 10" East, 14.01 feet to a line which is parallel with and distant 14.00 feet northeasterly, as measured at right angles, from said northeasterly line of the parcel so conveyed to the City of Riverside;

THENCE South 27° 04' 30" East, along said parallel line, 142.86 feet;

THENCE South 81° 24' 45" East, 22.75 feet to a line which is parallel with and distant 13.00 feet northwesterly, as measured at right angles, from said northwesterly line of Bushnell Avenue;

THENCE North 44° 15' 00" East, along said parallel line, 279.92 feet to the northeasterly line of said parcel of land so conveyed to I. & L. Boart/La Sierra, a limited partnership;

THENCE South 42° 44' 26" East, 13.02 feet to said TRUE POINT OF BEGINNING.

Area - 0.15 of an acre.

Dated February 16, 1990

STEVEN I. FRIED;  
DBA: CAPITAL FINANCE

Steven I. Fried

APPROVED AS TO FORM  
Carolyn Confer 2/12/90  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY



DESCRIPTION APPROVAL 10/12/93  
George P. Hutchinson by GS  
SURVEYOR, CITY OF RIVERSIDE

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.

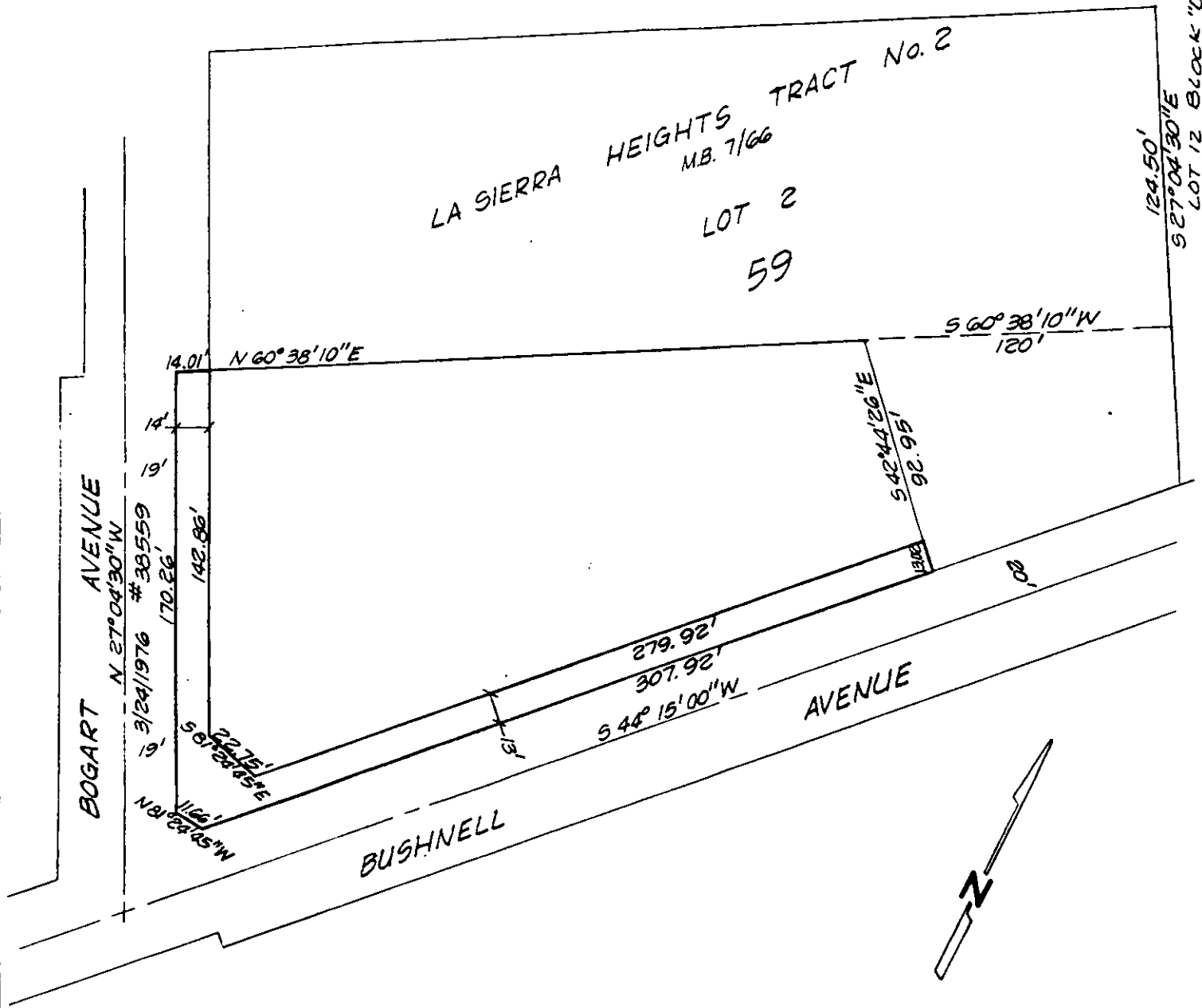
Dated 4/6/90

[Signature]  
Title Property Services Manager

0822u/a

LOT 12 BLOCK "D" M.B. 11/67

LA SIERRA HEIGHTS TRACT No. 2  
M.B. 7/66  
LOT 2  
59



• 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

6/32

SCALE: 1" = 50'

DRAWN BY Kgs DATE 7/17/85

SUBJECT R-49-801