

007468

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.

JAN - 8 1992

Recorded in Official Records
of Riverside County, California

[Signature]
Recorder
Fees \$

X

⊕

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

1315

Project: C.F.D. 90-2
Parcel 10B

883075-M

GRANT DEED

SEARCH REALTY FUND ONE, L.P., a Delaware limited partnership, Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated June 3, 1991

SEARCH REALTY FUND ONE, L.P. a Delaware limited partnership

By SEARCH BULDERS INC.,
ITS General Partner


By *[Signature]*
Mimie M. Lee, President

APPROVED AS TO FORM
[Signature]

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

November 15, 1991
Real Property Services Manager
of the City of RiversideD/1404u/w
12/21/90


J.F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

October 17, 1990
 Revised November 13, 1990
 Revised November 27, 1990
 Revised December 18, 1990

W.O. 8911175

EXHIBIT "A"
CIGNA - PM 23114

PROPERTY OF SEARCH REALTY FUND ONE, L.P.

PARCEL 1

That portion of Parcel 2 as shown on Parcel Map 13122 by map on file in Book 58 of Parcel Maps, at page 30 thereof, Records of Riverside County, California, lying within a strip of land 1.00 foot wide, the Northeasterly line described as follows:

Commencing at the centerline intersection of Tyler Street and Magnolia Avenue as shown on said Parcel Map 13122;

Thence N.34°00'19"W. along the centerline of said Tyler Street, a distance of 229.97 feet;

Thence S.55°59'41"W., a distance of 65.50 feet to a line parallel with and 65.50 feet Southwesterly, measured at right angles from the centerline of said Tyler Street, also being the point of beginning of said line description;

Thence N.34°00'19"W. along the said parallel line, a distance of 3.02 feet;

Thence Northwesterly on a curve concave Northeasterly, having a radius of 140.00 feet, through an angle of 06°56'57", an arc length of 16.98 feet to the termination of said line description.

The above described parcel of land contains 4.02 square feet, more or less.

CIGNA - PM 23114
October 17, 1990
Revised November 13, 1990
Revised November 27, 1990
Revised December 18, 1990
Page 3

Thence S.55°59'41"W., a distance of 55.00 feet to a point on the Northeasterly line of said Parcel 1, also being the Southwesterly line of Tyler Street as shown on said Parcel Map 13122, also being the point of beginning of the parcel of land to be described;

Thence N.34°00'19"W. along said line, a distance of 21.31 feet;

Thence S.55°59'41"W., a distance of 5.00 feet;

Thence S.34°00'19"E., a distance of 13.81 feet;

Thence S.67°41'43"E., a distance of 9.01 feet to the point of beginning.

The above described parcel of land contains 87.82 square feet, more or less.

PARCEL 4

That portion of Parcel 1 as shown on Parcel Map 13122 by map on file in Book 58 of Parcel Maps, at page 30 thereof, Records of Riverside County, California, described as follows:

Commencing at the centerline intersection of Magnolia Avenue and Tyler Street as shown on said Parcel Map 13122;

Thence N.34°00'19"W. along the centerline of said Tyler Street, a distance of 511.30 feet;

Thence S.55°59'41"W., a distance of 55.00 feet to a point on the Northeasterly line of said Parcel 1, also being the Southwesterly line of said Tyler Street, also being the point of beginning of the parcel of land to be described;

Thence N.34°00'19"W. along said line, a distance of 49.67 feet;

Thence S.55°59'41"W., a distance of 1.50 feet;

Thence S.34°00'19"E., a distance of 30.61 feet;

Thence S.00°18'55"E., a distance of 6.31 feet;

Thence S.34°00'19"E., a distance of 13.81 feet;

CIGNA - PM 23114
October 17, 1990
Revised November 13, 1990
Revised November 27, 1990
Revised December 18, 1990
Page 4

Thence N.55°59'41"E., a distance of 5.00 feet to the point of beginning.

The above described parcel of land contains 132.05 square feet, more or less.

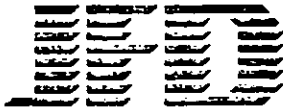
LO:HAF:bn
LEG/DY3



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Homer A. Fountaine 12/19/90
Homer A. Fountaine Date
J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 12/27/90
George P. Hutchinson by DL
SURVEYOR, CITY OF RIVERSIDE



J.F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

July 26, 1990

W.O. 8911175

PARCEL 5

That portion of Parcel 2 of Parcel Map 13122 as shown by map on file in Book 58 of Parcel Maps, at page 30 thereof, Records of Riverside County, California, described as follows:

Beginning at the most Easterly corner of said Parcel 2, also being the most Southerly corner of that certain parcel of land as conveyed to the City of Riverside by deed recorded June 15, 1973 as Instrument No. 78317, Official Records of Riverside County, California;

Thence N.34°00'19"W. along the Northeasterly line of said Parcel 2, also being the Southwesterly line of said parcel conveyed to the City of Riverside, a distance of 65.67 feet to a point of cusp;

Thence Southeasterly on a non-tangent curve concave Southwesterly, having a radius of 160.00 feet, through an angle of 15°12'13", an arc length of 42.46 feet (the initial radial line bears N.55°59'41"E.) to a point of reverse curvature;

Thence Southeasterly along said reverse curve concave Northeasterly, having a radius of 140.00 feet, through an angle of 09°52'29", an arc length of 24.13 feet (the initial radial line bears S.71°11'54"W.) to the Southerly line of said Parcel 2;

Thence N.55°59'29"E. along said Southerly line, a distance of 9.89 feet to the point of beginning.

Prepared by: J.F. Davidson
Checked by: J.F. Davidson
Date: July 26, 1990

Project No. 8911175
Parcel No. 13122
Page No. 1 of 1
Date: July 26, 1990

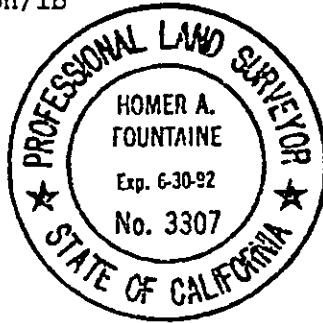
File No. 8911175
Drawing No. 13122
Scale: AS SHOWN
Title: PARCEL 5

EXHIBIT "A" - TYLER SHEET
P.M. 23114 - CIGNA
July 26, 1990
Page Two

7168

The above described parcel of land contains 269.83 square feet, or
0.006 acres, more or less.

LO:MWC:bn/lb
LEG/DS7



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Homer A. Fountaine 7/25/90
Homer A. Fountaine Date

J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 12/27/90
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE

13151

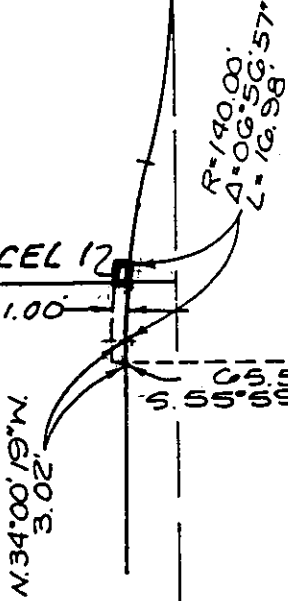
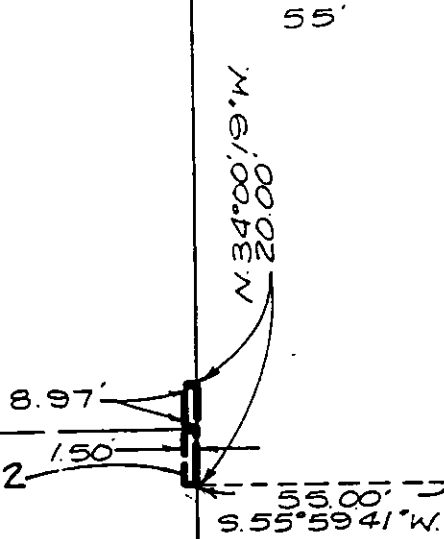
13122
P.M. 58/30

PARCEL 1

PARCEL 2

PARCEL 2

PARCEL 12



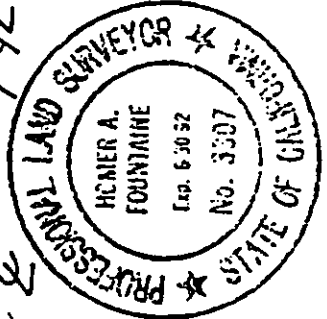
STREET

TYLER

MAGNOLIA

AVENUE

PREPARED UNDER THE SUPERVISION OF:
 (Signature)
 J. F. Davidson Associates, Inc. Date 12/18/90



• CITY OF RIVERSIDE, CALIFORNIA •

5/20-1

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

89
11175(P)

SCALE: 1" = 40'

DRAWN BY L.O. DATE 12/18/90

SUBJECT C.F.D. 90-2

PM 23114

13151

10B

PARCEL MAP 13122
P.M. 58/30

PARCEL 1

PARCEL 2

PARCEL 4

PARCEL 3

S 55° 59' 41" W
1.50'

S 00° 18' 55" E
6.31'

S 34° 00' 19" E
13.81'

N 55° 59' 41" E
5.00'

S 55° 59' 41" W
5.00'

S 34° 00' 19" E
13.81'

S 67° 41' 43" E
9.01'

55'

S 55° 59' 41" W
55.00'

S 55° 59' 41" W
55.00'

55'

N 34° 00' 19" W
49.67'
21.31'
511.30'

STREET

TYLER

E

MAGNOLIA

AVENUE

10B

• CITY OF RIVERSIDE, CALIFORNIA •

5/20-1

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 3

89 (P)
11175

SCALE: 1" = 40'

DRAWN BY L.C. DATE 12/18/90

SUBJECT C.F.D. 90-2

P.N. 23114

13151

PAR. 2
PARCEL MAP
13122
P.M. 58/30

N55°59'41"E (R)

R=160.00'
Δ=15°12'13"
L=42.46'

S71°11'54"W
(P.R.C.)

R=140.00'
Δ=09°52'29"
L=24.13

10 PARCEL 5

S91°19'25"W
(R)

N55°59'29"E
9.59'

PARCEL CONVEYED TO THE
CITY OF RIVERSIDE BY DEED
REC. MARCH 10, 1978 AS INST.
NO. 45932, O.R. RIV. CO., CA.

PARCEL CONVEYED TO CITY
OF RIVERSIDE BY DEED REC.
JUNE 15, 1973 AS INST. NO. 78317,
O.R. RIV. CO., CA.

LOT
BLK 35
R.L. & CO.
M.B. 1/70 S.B. CO.

44'

55'

44'

50'

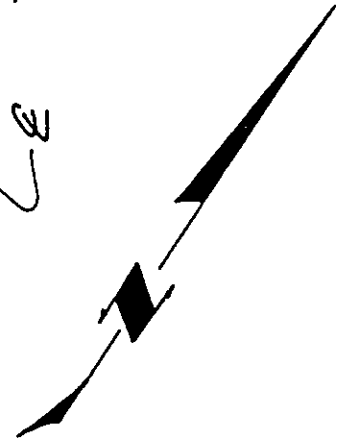
N34°00'19"W

TYLER STREET

TYLER STREET

TYLER STREET

PREPARED UNDER THE SUPERVISION OF
J.F. Davidson Association, Inc.
Date 11/25/90



60'

60'

MAGNOLIA AVENUE

10B

CITY OF RIVERSIDE, CALIFORNIA

5/20-1

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SHEET 3 OF 3

89
11175(P)

SCALE 1" = 40'

DRAWN BY L.O. DATE 7/25/90

SUBJECT RIW ACQUISITION - P.M. 23114

13151