

Stewart Title

170491

88283-12

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 RECORDING
AT 2:00 O'CLOCK

MAY - 6 1993

Recorded in Official Records
of Riverside County, California

Wick [Signature] Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: C.F.D. 90-2
Parcel 9A

12507

GRANT DEED

RIVERSIDE PARTNERS, a california general partnership, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, 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, subject to all covenants, conditions, easements, restrictions and all other matters of record.

Riverside Partners, a california general partnership
By Boston in Orange Inc. a California
Corporation, its general partner,

Dated April 13, 1993

[Signature]
By: Mark A. Schurgin,
President

1213507

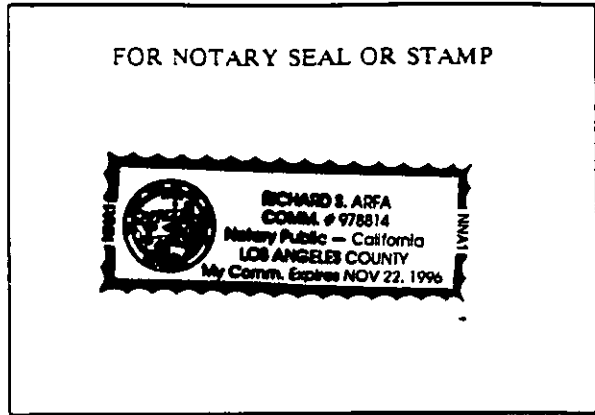
STATE OF CALIFORNIA
COUNTY OF Los Angeles } S.S.

On April 13 1993 before me,

Richard S. Arfa
a Notary Public in and for said County and personally
appeared Mark H. Sebastian

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal
Signature [Handwritten 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 5/5/93

[Handwritten Signature]
Real Property Services Manager
of the City of Riverside

CFD90-2.QD

APPROVED AS TO FORM
[Handwritten Signature]
DIBSD

EXHIBIT "A"
Riverside Partners to the City of Riverside

Those portions of Lot 16 in Block 35 of the lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1 of Maps at Page 70 thereof, records of San Bernardino, California, described as follows.

Parcel 1:

Commencing at the most southerly corner of Parcel 1 of Record of Survey on file in Book 30 of Records of Surveys at Page 4 thereof, Records of Riverside County, California;

Thence North $55^{\circ} 59' 29''$ East (recorded as North $55^{\circ} 44'$ East on RS 30/4) along the southeasterly line of said Parcel 1, 84.00 feet to the most southerly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded March 10, 1978 as Instrument Number 45932, Official Records of said Riverside County, being the POINT OF BEGINNING of the parcel to be described;

Thence northeasterly along the westerly line of said parcel conveyed to the City, on a tangent curve concave northwesterly, having a radius of 35.00 feet, thru a central angle of $59^{\circ} 00' 01''$, an arc length of 36.04 feet to the end thereof;

Thence North $34^{\circ} 00' 19''$ West (recorded as North $34^{\circ} 15' 30''$ West on said Inst. #45932, rec. 3/10/78), continuing along said westerly line, a distance of 163.03 feet to the most westerly corner thereof, said corner being on the northwesterly line of said Parcel 1 of the Record of Survey;

Thence South $55^{\circ} 59' 29''$ West (recorded as South $55^{\circ} 44'$ West on RS 30/4) along said northwesterly line of said Parcel 1, a distance of 9.89 feet, to a point, said point being known as " Point A";;

Thence southeasterly on a non-tangent curve concave northeasterly, having a radius of 140.00 feet, through a central angle of $05^{\circ} 19' 44''$, an arc length of 13.02 feet, (the initial radial at the beginning of said curve bears South $61^{\circ} 19' 25''$ West), to a line tangent to said curve and parallel with and distant 65.50 feet southwesterly as measured at right angles from the centerline of Tyler Street as shown on said Record of Survey;

Thence South $34^{\circ} 00' 19''$ East, along said parallel line, a distance of 137.59 feet;

Thence southeasterly and southwesterly on a tangent curve, concave westerly, having a radius of 31.50 feet, through a central angle of $69^{\circ} 00' 03''$, an arc length of 37.94 feet to a point on the southeasterly line of said Parcel 1 of the Record of Survey;

Thence North $55^{\circ} 59' 29''$ East (recorded North $55^{\circ} 44'$ East on RS 30/4), along said southeasterly line, a distance of 0.71 feet to the POINT OF BEGINNING.

Area = 1901.36 sq. ft. or 0.044 acres

Parcel 2:

A strip of land, 1.00 feet in width. the northeasterly line of which is described as follows;

Beginning at "Point A" in the hereinabove description;

Thence southeasterly on a non-tangent curve, concave northeasterly, having a radius of 140.00 feet, through a central angle of $05^{\circ} 19' 44''$. an arc length of 13.02 feet (the initial radial bearing at the beginning of said curve bears South $61^{\circ} 19' 25''$ West) to a line tangent to said curve and parallel with and distant 65.50 feet southwesterly as measured at right angle from the centerline of Tyler Street, as shown on record of Survey on file in Book 30 of Records of Surveys, at Page 4 thereof, records of said Riverside County, California;

Thence South $34^{\circ} 00' 19''$ East, along said parallel line, a distance of 3.02 feet to the end of this line description.

Area = 16.04 Square feet.

The bearings in the above description are based on the centerline of Magnolia Avenue being North $55^{\circ} 59' 29''$ East (formerly recorded as North $55^{\circ} 44'$ East on RS 30/4) and the centerline of Tyler Street being measured as North $34^{\circ} 00' 19''$ West (formerly recorded as North $34^{\circ} 15' 30''$ West on RS 30/4).



DESCRIPTION APPROVAL:

4, 2, 93
George P. Hutchinson
 SURVEYOR, CITY OF RIVERSIDE

D13507

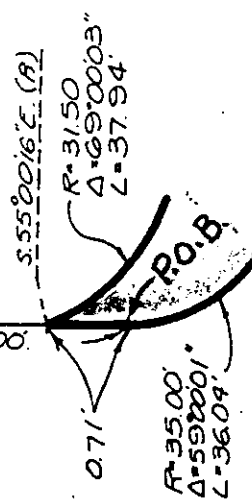
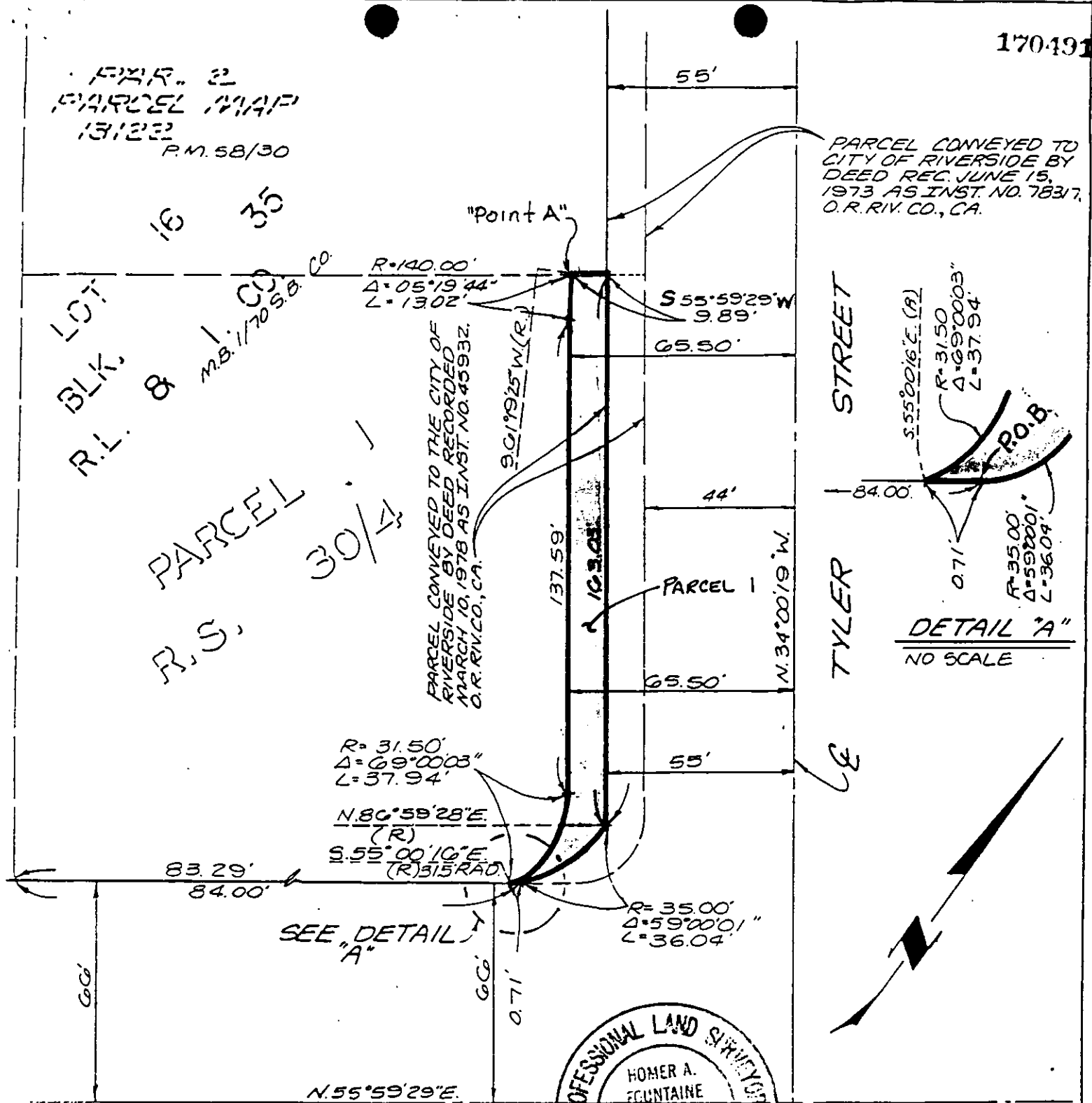
PAR. 2
PARCEL MAP
13123
P.M. 58/30

LOT
BLK. 8
R.L. &
M.B. 1/20 S. 8. CO.

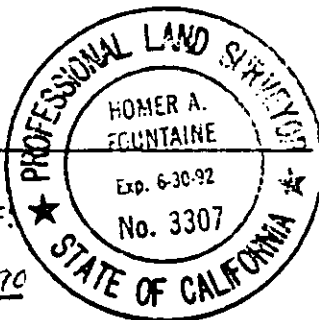
PARCEL
R.S. 30/4

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

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



DETAIL "A"
NO SCALE



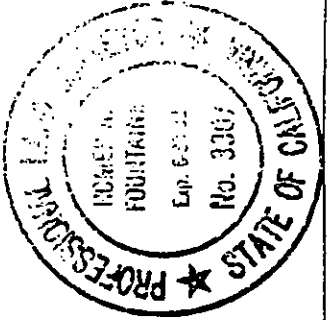
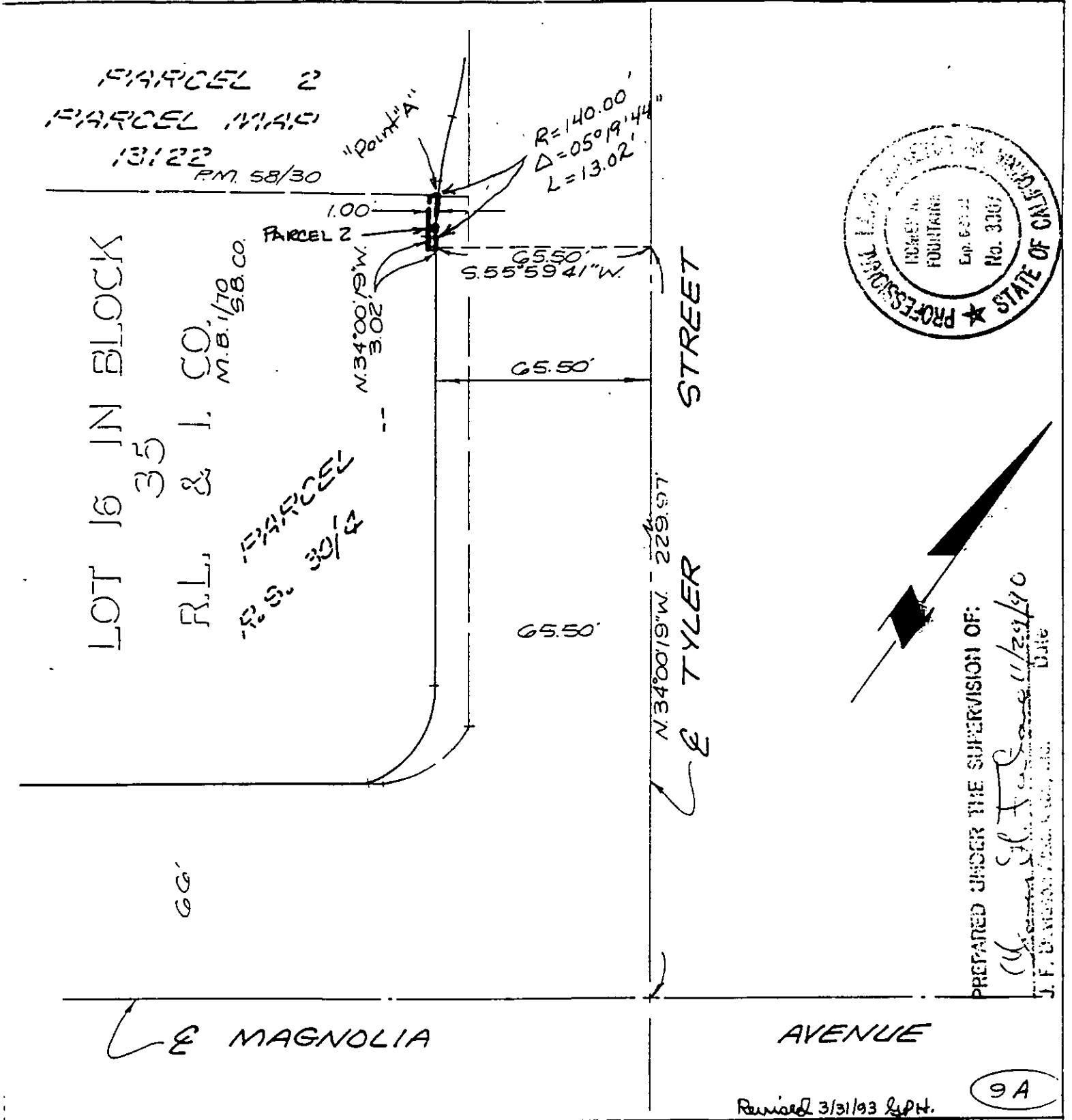
MAGNOLIA
PREPARED UNDER THE SUPERVISION OF
Charles J. Fontaine 11/29/90
J. F. Davidson Associates, Inc. Date

AVENUE
Revised 3/13/93 RJDH
Revised 12/17/90 D.A. 9A

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	89-11175(P) 5/20-1
SCALE: 1" = 40'	DRAWN BY L.O. DATE 11/20/90	SUBJECT R/W ACQUISITION - P.M. 23114

D13507



9A

Revised 3/31/93 LPH.

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 <u>2</u> OF <u>2</u>	89 (P) 11175/21
SCALE: 1" = 40'	DRAWN BY <u>L.O.</u> DATE <u>11/26/90</u>	SUBJECT <u>C.F.D. 90-2</u> FM 23114 <u>D1350</u>