

Recording Requested By
CHICAGO TITLE COMPANY

137859

13821

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

MAY - 2 1995

Recorded in Official Records
of Riverside County, California

Recorder [Signature]
Fees \$ [Signature]

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

TRA# 009

Project: 8405-8505 Arlington Avenue
PRD-1-934
A.P.N. 155-274-011

563471-08

FF

GRANT DEED

ITT COMMERCIAL FINANCE CORPORATION, a Nevada corporation, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lots 22 and 23 of Bixmill Tract, as shown by map on file in Book 16, Pages 28 through 30 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the southwesterly corner of Lot 53 of Arlington North Subdivision Unit No. 1, as shown by map on file in Book 26, Pages 38 through 40 of Maps, records of said Riverside County;

THENCE South 79°26'00" East, along the southerly line of said Lot 53, a distance of 3.05 feet to a point in a line parallel with and distant 33.00 feet easterly, as measured at right angles, from the centerline of Ben Lomond Way (formerly Delmar Road) as shown by said last mentioned map; said point also being in the easterly line of that certain parcel of land described in deed to the City of Riverside by document recorded August 6, 1971, as Instrument No. 88497 of Official Records of said Riverside County;

THENCE South 0°30'00" West, along said parallel line and along said easterly line, a distance of 364.59 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 20.00 feet;

THENCE southerly to the left along said curve and continuing along said easterly line through a central angle of $2^{\circ}57'20''$ an arc length of 1.03 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE southerly to the left continuing along said curve and along said easterly line through a central angle of $87^{\circ}02'40''$ an arc length of 30.38 feet to the northerly line of Arlington Avenue as shown by said last mentioned map;

THENCE South $89^{\circ}30'00''$ East, along said northerly line, a distance of 351.78 feet to the southwesterly corner of that certain parcel of land described in deed to Saturn Auto Services by document recorded May 8, 1962, as Instrument No. 42855 of Official Records of said Riverside County;

THENCE North $2^{\circ}58'00''$ East, along the westerly line of said parcel of land conveyed to Saturn Auto Services, a distance of 5.00 feet to a line parallel with and distant 60.00 feet northerly, as measured at right angles, from the centerline of said Arlington Avenue;

THENCE North $89^{\circ}30'00''$ West, along said last mentioned parallel line, a distance of 353.99 feet to the beginning of a non-tangent curve concaving northeasterly having a radius of 41.50 feet and from which the radius bears North $22^{\circ}25'09''$ East;

THENCE northwesterly to the right along said non-tangent curve through a central angle of $31^{\circ}50'41''$ an arc length of 23.07 feet to the POINT OF BEGINNING.

Area - 1,875.3 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Mark S. Brown 2/16/95 Prep. Kop
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/95

Dated 2/9/95

ITT COMMERCIAL FINANCE CORPORATION, a Nevada corporation

By [Signature]

Title VICE PRESIDENT

By MICHAEL G. ROWAN

Title _____

APPROVED AS TO FORM
[Signature]
ASST. CITY CLERK
2/12/95

GENERAL ACKNOWLEDGEMENT

State of California }
County of _____ } ss

On _____, before me _____
(date) (name)

a Notary Public in and for said State, personally appeared

Name(s) of Signer(s)

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

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

See attached:
CA All Purpose
Acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On February 9, 1995 before me, Ruthann Bellino, Notary Public

DATE

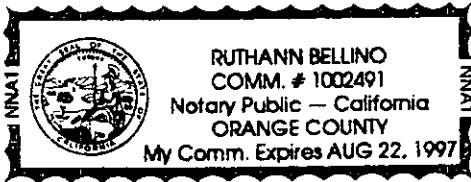
NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Michael G. Rowan

NAME(S) OF SIGNER(S)

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.

Ruthann Bellino
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

INDIVIDUAL
 CORPORATE OFFICER
V.P.
TITLE(S)

PARTNER(S) LIMITED
 GENERAL

ATTORNEY-IN-FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)
JTCMF

DESCRIPTION OF ATTACHED DOCUMENT

Grant Deed
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

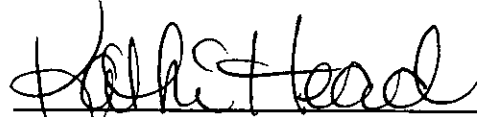
SIGNER(S) OTHER THAN NAMED ABOVE

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 2/13/95

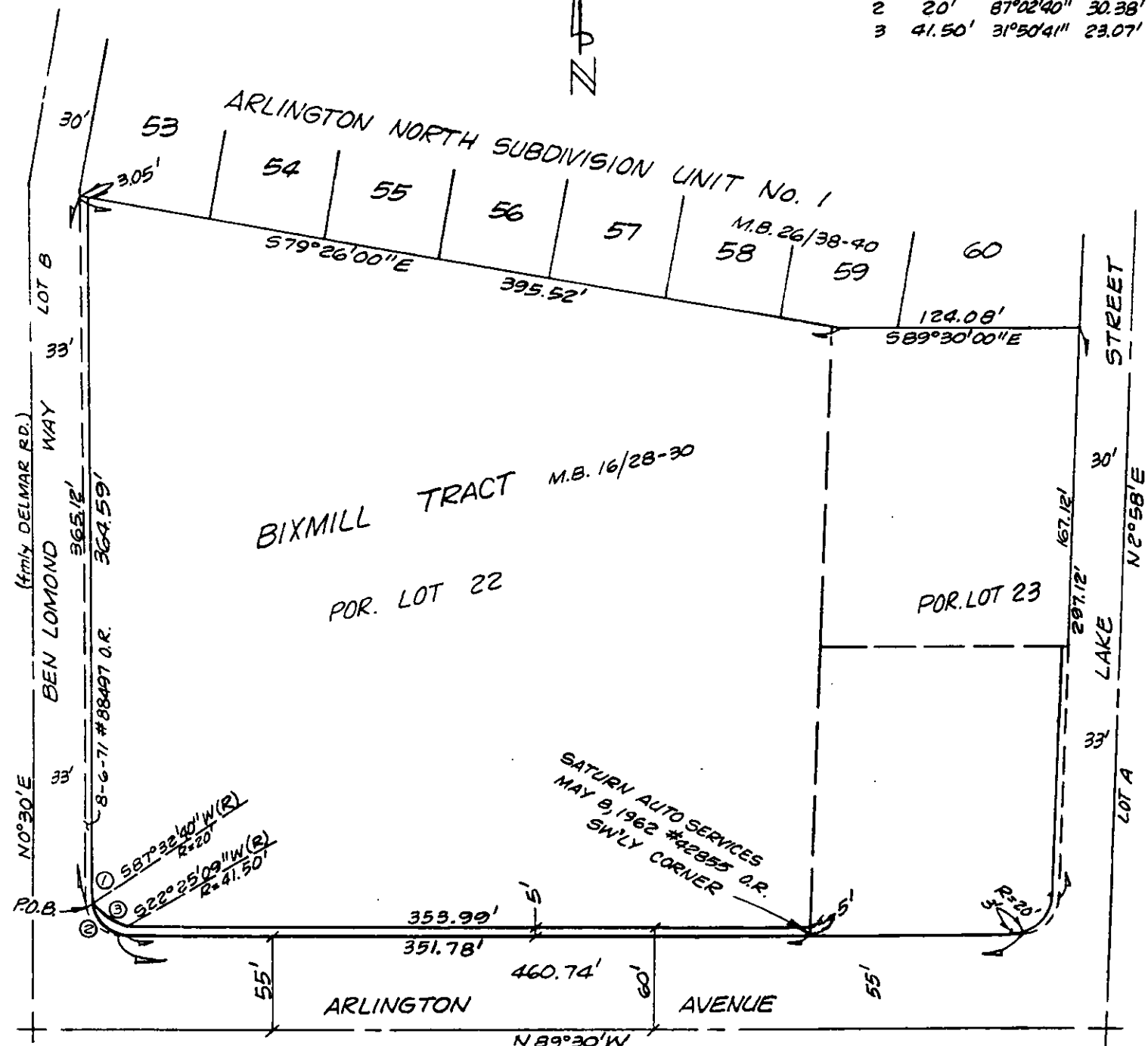
CITY OF RIVERSIDE



Real Property Services Manager
of the City of Riverside

ITT BANK.DED

CURVE No.	R	Δ	L
1	20'	2°57'20"	1.03'
2	20'	87°02'40"	30.38'
3	41.50'	31°50'41"	23.07'



REV. 2-1-93

• 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>1</u> OF <u>1</u>	50-3
SCALE: 1" = NTS	DRAWN BY <u>Kgs</u> DATE <u>1/17/93</u>	SUBJECT <u>8405-8505 ARLINGTON AVE. - BLDG. PMT.</u>	