

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

SEP 1 1 1995

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$ 0

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: **CU-004-945**  
**Tyler Street**

GRANT DEED

**3600 TYLER-RIVERSIDE, INC.**, a California 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 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 8/3/95

**3600 TYLER-RIVERSIDE, INC.**,  
a California corporation  
by \_\_\_\_\_  
title President  
by Samuel Buchner  
title President

APPROVED AS TO FORM  
Robert A. Lewis 9/8  
ASST. CITY ATTORNEY

GENERAL ACKNOWLEDGEMENT

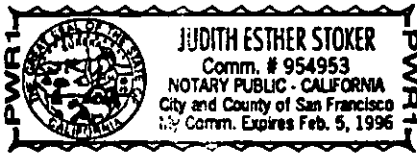
State of California }  
County of Los Angeles } ss

On August 3, 1995, before me Judith Esther Stoker  
(date) (name)

a Notary Public in and for said State, personally appeared

Samuel Bechner  
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.

Judith Esther Stoker  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 9/8/95 \_\_\_\_\_

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

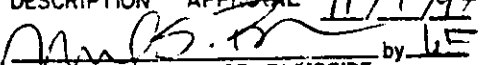
## EXHIBIT 'A'

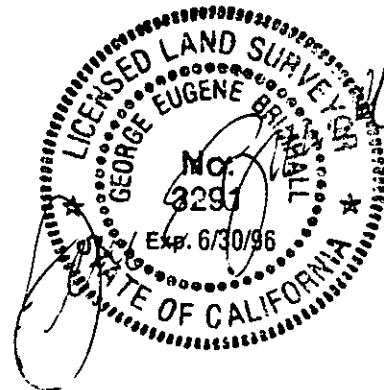
**RIGHT-OF-WAY DEDICATION FOR THE CITY OF RIVERSIDE  
TYLER STREET**

That portion of Parcel No. 1 of Parcel Map recorded in Book 19, Page 97 of Parcel Maps, Riverside County Records, California, more particularly described as follows:

BEGINNING at the Easterly most corner of said Parcel No. 1;  
 THENCE South 55° 56' 39" West along the Southeasterly line of said Parcel No. 1, a distance of 10.00 feet;  
 THENCE North 34° 01' 00" West a distance of 221.49 feet to the Northwesterly line of said Parcel No. 1, said point also being the beginning of a non-tangent curve, concave Westerly, having a radius of 40.00 feet from which point a radial bears South 72° 41' 56" East;  
 THENCE Northerly along the arc of said non-tangent curve, through a central angle of 22° 21' 46" a distance of 15.61 feet to the Northerly most corner of said Parcel No. 1;  
 THENCE South 34° 01' 00" East, along the Northeasterly line of said Parcel No. 1, a distance of 233.34 feet to the POINT OF BEGINNING.

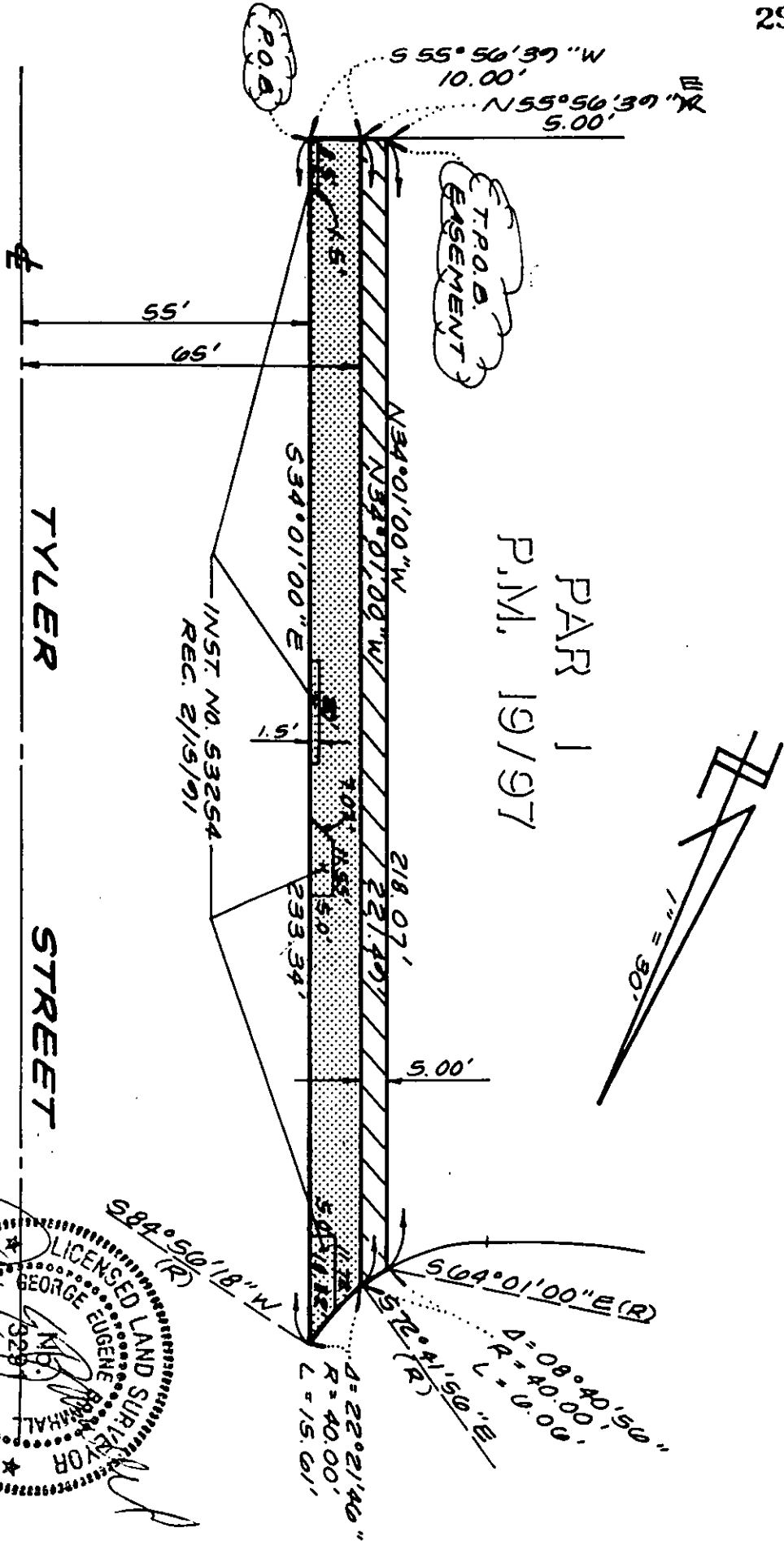
EXCEPTING THEREFROM those portions as conveyed to the City of Riverside by Deed recorded February 15, 1991, as Instrument No. 53254 of Official Records of said Riverside County.

DESCRIPTION APPROVAL 11/1/94  
  
 SURVEYOR, CITY OF RIVERSIDE by LE



# ROADWAY & EASEMENT DEDICATION PLAT

PAR 1  
P.M. 19/97

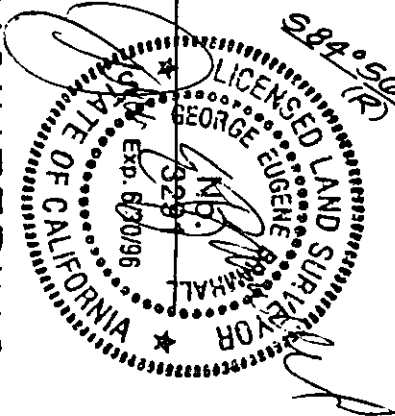


**LEGEND**

ROADWAY DEDICATION

EASEMENT FOR SIDEWALK,  
STREET TREES & PUBLIC  
UTILITIES.

INST. NO. 53254  
REC. 2/15/91



**GW ENGINEERING**  
CIVIL ENGINEERS

41555 E. Florida Ave., Ste. F  
Hemet, CA 92544  
Phone: (909) 658-1727  
Fax: (909) 658-9347

M-1-1079