

389093

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

RECEIVED FOR RECORD  
AT 8:00AM

SEP 14 1998

Recorded in Official Records  
of Riverside County, California  
Recorder  
Fees \$ \_\_\_\_\_

**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

D- 14258

Project: **5398 La Sierra Avenue**  
**Building Permit**  
**A.P.N. 149-260-032**

**GRANT DEED**

**ANGEL V. ARAFILES and ESTHER N. ARAFILES, husband and wife as joint tenants**, as Grantors, 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 located in the City of Riverside, County of Riverside, State of California, described as follows:

**The northeasterly 5.00 feet** of the following described property:

**All** that portion of Lot 3 in Block 68 of La Sierra Heights Tract No. 2, as shown by map on file in Book 7 of Maps, at page 66 thereof, records of Riverside County, California, described as follows:

**COMMENCING** at a point on the southeasterly line of Lot 1 in said Block 68, a distance of 458 feet northeasterly from the most southerly corner thereof;

**THENCE** North 17°27'15" West, and parallel with the southwesterly lines of said Lots 1 and 3, a distance of 487.56 feet to the **TRUE POINT OF BEGINNING** of the parcel to be described;

**THENCE** continuing North 17°27'15" West, 120 feet to a point in the northwesterly line of that certain parcel of land conveyed to Angel V. Arafiles, et ux, by deed recorded July 16, 1998, as Instrument No. 294585 of Official Records of said Riverside County;

**THENCE** North 66°29'10" East, along said northwesterly line, 357.78 feet to a point on the westerly line of La Sierra Avenue (formerly Holden Avenue);

**THENCE** South 19°04'00" East, along said westerly line of said La Sierra Avenue, 120 feet a point in the southeasterly line of said parcel conveyed to Angel V. Arafiles, et ux;

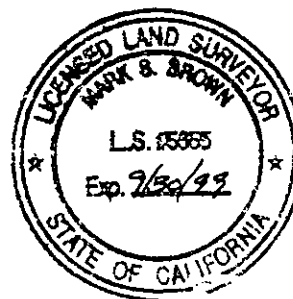
**THENCE** South 66°32'10" West, along said southeasterly line, 361.32 feet to said **TRUE POINT OF BEGINNING**.

**EXCEPTING therefrom** that portion conveyed to the City of Riverside by deed recorded September 30, 1983, as Instrument No. 202630 of Official Records of said Riverside County.

Area: 600 square feet

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

Mark S. Brown 8/28/98 Prep. WF  
 Mark S. Brown, L.S. 5655 Date  
 License Expires 9/30/99



Dated 8/28/98

Angel V. Arafiles  
 ANGEL V. ARAFILES

Esther N. Arafiles  
 ESTHER N. ARAFILES

GENERAL ACKNOWLEDGMENT

State of California }  
County of Los Angeles } ss

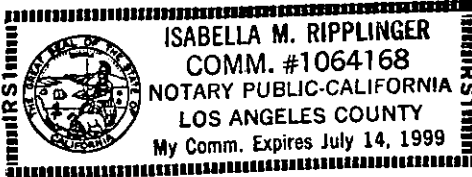
On 8-28-98, before me Isabella M. Ripplinger  
(date) (name)

a Notary Public in and for said State, personally appeared

Angel V. Profiles and Esther N. Profiles  
(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.



Isabella M. Ripplinger  
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 9/3/98

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

5398LSAV.BLD

APPROVED AS TO FORM  
Carolyn Confer 9/12/98  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

5414

Blk. 68

Lot 3

N 66° 20' 10" E

357.78'

conveyed to Angel V. Araffles et ux  
July 16, 1998, Inst. No. 294585,  
O.R., Riv Co.

La Sierra Heights  
Tract No. 2

M.B. 7/66, Riv. Co.

S 66° 32' 10" W

261.32'

5366

INST. NO. 202288

10'

75'

5350

N 17° 21' 51" W

N 17° 21' 51" W

487.56'

SELY LINE  
OF LOT 1

458'

CONSTR. C  
La Sierra Ave.

22'

TO GRAMERCY

S 66° 04' E

5'

70'

57

Symbology

- ROW Line
- Parcel Line
- Assessor Parcel Line
- ..... Project Limits Boundary
- ..... Street Centerline
- ..... Private Street Centerline

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.

Map Produced on:  
August 25, 1998



1 inch = 60 feet

Aerial photo taken on 4/9/1998. The City of Riverside makes no warranty on the accuracy or content of the data shown on this map. This map shall not be reproduced or distributed. © Copyright 1998, City of Riverside, California. Printed by: 194ALLY

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