

102396

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall
3711 Orange St.
Riverside, Calif. 92501

Grant Deed - Springbrook Park Townhouses
File # YF-42 Tr. 3940

Microfilm recording from 4-1-65. Book and page no longer assigned. Identify by account number and year of filing.

RECEIVED FOR RECORD
OCT 9 1970
At Request of
CITY CLERK
Recorded in Official Records
of Riverside County, California

W.W. DeLoach
Recorder
FEE \$ 12.00

DOCUMENTARY TRANSFER TAX
\$ None
Signature [Signature]
CITY OF RIVERSIDE

7198

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM

DEPUTY CITY ATTORNEY

GRANT DEED

SPRINGBROOK PARK TOWNHOUSES, a partnership composed of Calport Financial Corporation, a California corporation, and Henry S. Henschel, Grantors,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 89 and Lot 90 of the LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, as shown by Map on file in Book 7, Page 3 of Maps, records of San Bernardino County, California, described as follows:

- Commencing at the most westerly corner of said Lot 89;
- Thence South 61° 00' 00" East, along the southwesterly line of said Lot 89, a distance of 432.53 feet to the southwesterly prolongation of the southeasterly line of that certain parcel of land conveyed to Springbrook Park Townhouses, a general partnership, as Parcel No. 3, by deed recorded December 18, 1969, as Instrument No. 128988, Official Records of Riverside County, California;
- Thence North 29° 00' 00" East, along said southwesterly prolongation of said southeasterly line, a distance of 25.00 feet to the most southerly corner of said parcel of land conveyed to Springbrook Park Townhouses; said corner being the point of beginning of the parcel of land to be described;
- Thence South 61° 00' 00" East, parallel with said southwesterly line of Lot 89, a distance of 227.15 feet to the westerly right-of-way line of the lower canal of the Riverside Water Company;
- Thence North 43° 37' 00" East, along said westerly line, a distance of 37.40 feet to the beginning of a tangent curve, concave to the north, having a radius of 23.00 feet;
- Thence westerly along said curve, through an angle of 75° 23' 00", an arc length of 30.26 feet to a line that is parallel with and 44.00 feet northeasterly, measured at right angles, from said southwesterly line of Lot 89;
- Thence North 61° 00' 00" West, along said parallel line, a distance of 214.33 feet to said southeasterly line of said Springbrook Park Townhouses' parcel;
- Thence South 29° 00' 00" West, along said southeasterly line, a distance of 19.00 feet to the POINT OF BEGINNING.

The above described parcel of land contains 0.10 acres, more or less.

DESCRIPTION APPROVAL
by [Signature] 3/14/70 by J.F.D.
Surveyor

7198

102396

SPRINGBROOK PARK TOWNHOUSES, a partnership composed of Calport Financial Corporation, a California corporation, and Henry S. Henschel

Dated September 29, 1970

Henry S. Henschel

HENRY S. HENSCHEL, a general partner

CALPORT FINANCIAL CORPORATION, a California corporation; a general partner

By

Paul F. Gomez

Vice President

By

J. Randolph Elliott

Secretary

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 9/29/70 from Henry S. Henschel, a general partner and Paul F. Gomez, V.P. and J. Randolph Elliott, Sec. of Calport Fin. Corp. for Por. Lot 89 & Lot 90, Lands of S/C Colony Assn. Map on file in Book 7, page 3 of maps, Rec. of San Ber. Co.

to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 10/9/70

[Signature]
Property Services Manager

102396

SE ORANGE ST.

MOST WESTERLY CORNER LOT 89

SANTA ANA ST. 50' in width acquired by City by Deed Rec. 5-17-1884 Ord. 39-183 S.C.C.

AVENUE

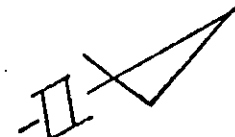
(SOUTHWESTERLY LINE LOT 89)

COLUMBIA

CLARK

LOT 90

SE'LY line of Parcel Conveyed to Springbrook Park Townhouses by deed recorded 12/18/69 #128525



Curve Data
R=23.00'
Δ=75°23'
T=17.77'
L=30.26'

NW half of Clark St. is part of Lower Canal of Riv. Water Co. and acquired by City by deed #107995, 12-18-61
SE half of Clark St. acquired by City by deed #51453 of 6-1-62
R=500' Δ=12°21' T=53.10' L=1017'

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

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.

SCALE 1"=50' DATE 5/27/2008 SUBJECT [illegible] J. F. DAVIDSON ASSOCIATES

F. B. _____ FILE NO. 11-11-08