

No Fee - 6103 Government Code
49317

When recorded mail to:

City Clerk's Office
City of Riverside, City Hall
3711 Orange Street
Riverside, California 92501

49317

Build Permit 11162 Gramercy

DOCUMENTARY TRANSFER TAX
\$ _____ <input checked="" type="checkbox"/> None
Signature <i>[Signature]</i>
CITY OF RIVERSIDE

CITY DEED NO. _____

GRANT DEED

FAR WEST MANAGEMENT CORP., a California corporation

_____, Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does
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:

All those portions of Lot 16 in Block 15 of the Lands of the Riverside Land
and Irrigating Company, as per map recorded in Book 1 of Maps, at page 70 thereof,
Records of San Bernardino County, California, more particularly described as follows:

PARCEL 1 (Magnolia Avenue Frontage Road)

Commencing at the most easterly corner of said Lot 16;

Thence South 56° 00' 40" West along the southeasterly line of said Lot 16, a
distance of 200.00 feet to a point therein for the TRUE POINT OF BEGINNING;

Thence North 33° 58' 20" West and parallel with the northeasterly line of said
Lot 16, a distance of 42.00 feet to a line parallel with and distant northwesterly
42.00 feet, measured at right angles, from said southeasterly line of Lot 16;

Thence South 56° 00' 40" West along said parallel line, a distance of 356.53
feet to a point in the northeasterly line of that certain parcel of land conveyed to
Veteran's Welfare Board of the State of California, by deed recorded September 6, 1941
in Book 515 of Official Records, at page 277 thereof, Records of Riverside County,
California;

Thence South 33° 58' 10" East along said northeasterly line, a distance of
42.00 feet to the most easterly corner of the parcel so conveyed;

Thence North 56° 00' 40" East along said southeasterly line of Lot 16, a
distance of 356.53 feet to the true point of beginning.

PARCEL 2 (Via San Jose Extension)

Beginning at the most southerly corner of Lot C (Via San Jose) of Sun-Air Homes
No. 2, as shown by map on file in Book 28 of Maps, at pages 65 and 66 thereof, Records
of Riverside County, California;

Thence South 33° 58' 40" East, a distance of 13.86 feet to the beginning of a
non-tangent curve, concave to the northwest, having a radius of 37.00 feet; the radial
line at said point bears South 82° 54' 37" West;

Thence southerly, easterly, and northerly along said curve, to the left, through
a central angle of 233° 46' 34", an arc distance of 150.97 feet to the end thereof;
the radial line at said point bears North 29° 08' 03" East;

Thence North 33° 58' 40" West, a distance of 13.86 feet to the most easterly
corner of said Lot C (Via San Jose);

Thence South 56° 01' 20" West along the southeasterly line of said Lot C
(Via San Jose), a distance of 66.00 feet to the point of beginning.

RECEIVED FOR RECORD

APR 17 1972

5 Min. Past o'clock P.M.

At Request of
CITY CLERK

49317
Book 1972, Page

Recorded in Official
Records
of Riverside County, California

W.H. Walsh Recorder

FEES \$

INDEXED

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM
[Signature]
CITY ATTORNEY
7580

PARCEL 3 (Lester Street Extension)

Beginning at the most southerly corner of Lot B (Lester Street) of Sun-Air Homes No. 2, as shown by map on file in Book 28 of Maps, at pages 65 and 66 thereof, Records of Riverside County, California;

Thence South 33° 58' 40" East, a distance of 13.86 feet to the beginning of a non-tangent curve, concave to the northwest, having a radius of 37.00 feet, the radial line at said point bears South 82° 54' 37" West;

Thence southerly, easterly, and northerly along said curve, to the left, through a central angle of 233° 46' 34", an arc distance of 150.97 feet to the end thereof, the radial line at said point bears North 29° 08' 03" East;

Thence North 33° 58' 40" West, a distance of 13.86 feet to the most easterly corner of said Lot B (Lester Street);

Thence South 56° 01' 20" West along the southeasterly line of said Lot B (Lester Street), a distance of 66.00 feet to the point of beginning.

49317

DESCRIPTION APPROVAL

by George P. Hutchinson, Notary Public, 4/19/72

FAR WEST MANAGEMENT CORP., a California corporation

Dated 3/28/72

By [Signature]
James E. Clark, President

TO 449 C
(Corporation)

STATE OF CALIFORNIA
COUNTY OF Riverside } SS.

On March 28, 1972 before me, the undersigned, a Notary Public in and for said State, personally appeared James E. Clark

known to me to be the _____ President, and _____

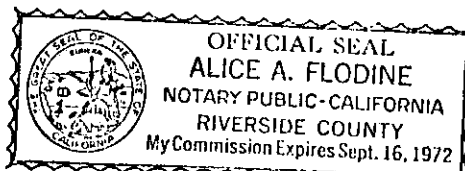
known to me to be _____ Secretary of the corporation that executed the within Instrument,

known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature [Signature]

Alice A. Flodine
Name (Typed or Printed)



3788 McCray Street, Riverside, Calif. 92506



ed or
lif. Corp.

Bk 1 Pg. 70

r and on
ecorded
e hereby

D-7580

STAPLE HERE

49317

TRACT

ROAD

CANTERBURY

66'

66'

VIA SAN JOSE

PARCEL 2

Aerial P.U.E. PARCEL 2

SUN-AIR HOMES

LESTER ST.

NO. 2

PARCEL 3

Aerial P.U.E. PARCEL 1

40'

ST.

JEFFERSON

40'



LOT 16

BLOCK 15

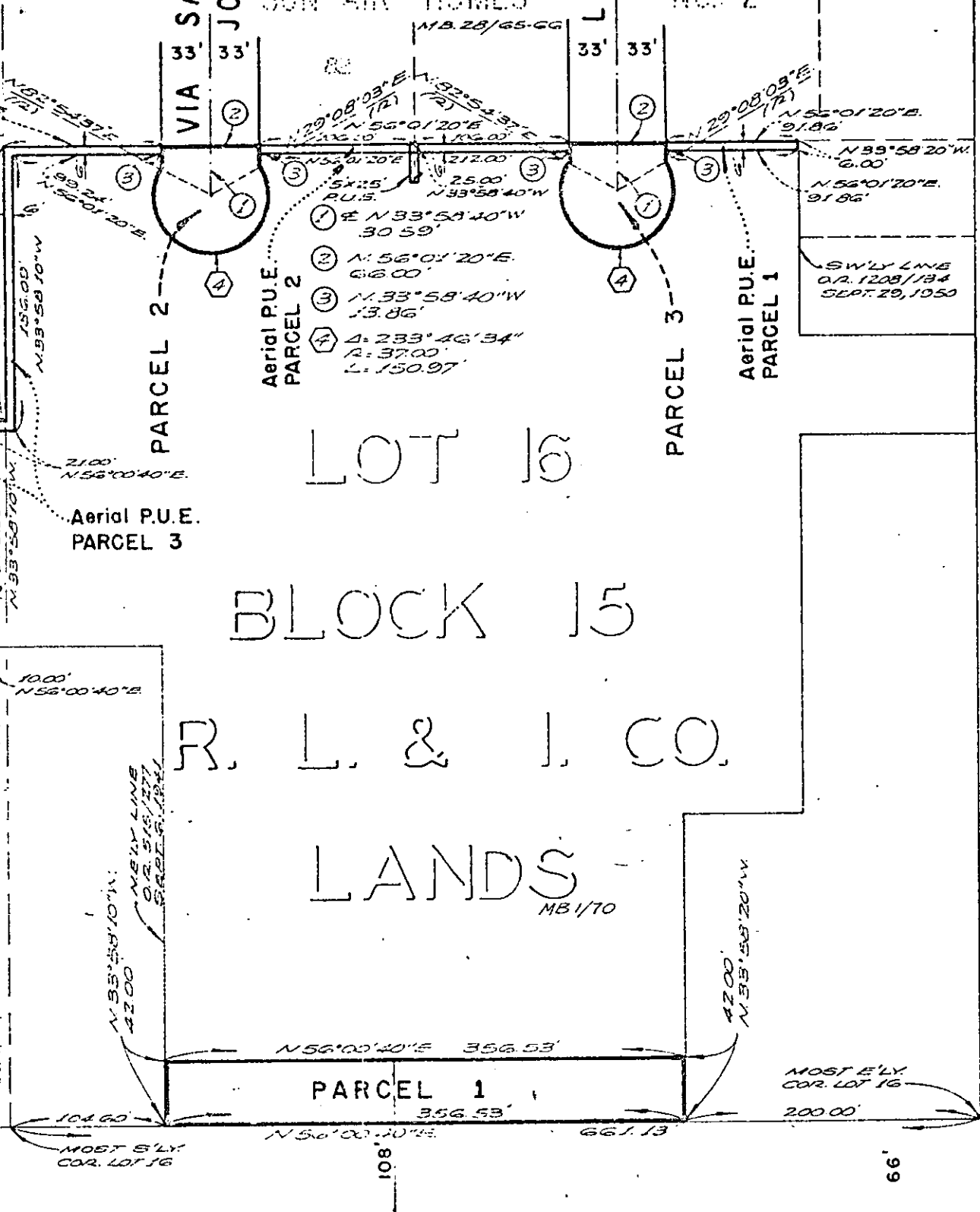
R. L. & I. CO.

LANDS

MB 1/70

PARCEL 1

MOST E'LY COR. LOT 16



CITY OF RIVERSIDE, CALIFORNIA

AM 5/14

PLAT OF PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT

WO. 71-243
FILE 2469.0
SHEET 1

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" = 100'

DRAWN 11-2-71 BY h.l.m.

SUBJECT PARCEL MAP NO. 63

OF 1 SHEETS

0-7588