

No Fee - 6103 Government Code

7234

University + Comer

When recorded mail to:

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

RECEIVED FOR RECORD

JAN 18 1974

Min. Past 4 o'clock P.M.
CITY CLERK

7234
Book 1974, Page
Recorded in Official Records
of Riverside County, California

W.H. Dabagh Recorder
FEES \$

INDEXED

DOCUMENTARY TRANSFER TAX

\$ None

Signature [Signature]
CITY OF RIVERSIDE

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

8978

A & C COMMERCIAL PROPERTIES, a partnership,

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:

Those portions of Lots 4, 5 and 6 in Block 7 of H. P. KYE'S TRACT recorded in Book 7 of Maps, at page 27 thereof, records of San Bernardino County, California, more particularly described as follows:

PARCEL 1

BEGINNING at the southeast corner of the west 2 feet of said Lot 4; said corner also being the most easterly corner of that certain parcel of land conveyed to the City of Riverside, a municipal corporation, by a deed recorded in Book 70 of Official Records, at page 337 thereof, records of Riverside County, California;

Thence North 0° 20' 24" East, along the east line of said west 2 feet of Lot 4, a distance of 6.57 feet to its intersection with a curve having a radius of 750.00 feet and concaving to the northeast; the radial line at said intersection of said curve bears South 7° 13' 41" West;

Thence northwesterly, along said curve, an arc length of 87.50 feet thru a central angle of 6° 41' 05" to a point in the easterly line of that certain parcel of land conveyed to the City of Riverside, by a deed recorded in Book 464 of Official Records, at page 221 thereof, records of said Riverside County; said point also being in a curve with a radius of 56 feet and concaving to the northeast; the radial line of said curve at said point bears South 55° 53' 53" West;

Thence southeasterly, along said curve with a radius of 56 feet, an arc length of 15.09 feet thru a central angle of 15° 26' 31" to the northeasterly line of said parcel so conveyed to the City of Riverside by a deed recorded in Book 70 of Official Records, at page 337 thereof;

Thence South 81° 27' 38" East, along said northeasterly line, 76.75 feet to the point of beginning.

PARCEL 2

The north 2.50 feet of said Lots 5 and 6, and the north 2.50 feet of the west 2 feet of said Lot 4;

[Handwritten mark]

7234

EXCEPTING therefrom that portion of said Lot 6 as conveyed to the City of Riverside by said deed recorded in Book 464 of Official Records, at page 221 thereof.

DESCRIPTION APPROVAL
By George P. Hutchinson 10/25/73 by [Signature]
Surveyor

Dated November 26, 1973

A & C COMMERCIAL PROPERTIES,
a partnership,

BY: Kathryn G. Alphin and Kent Child,
a partnership

BY: [Signature: Kathryn G. Alphin]
A Partner

BY: Calinda Properties,
a partnership

BY: Tellite Corporation,

BY: [Signature: Irving Klein] Nat Stoller
Its Vice President Its Secretary

APPROVED AS TO FORM
[Signature: Edna King]
ASST. CITY ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated November 26, 1973 from A & C Commercial Properties

for Portions of Lots 4, 5, & 6 in Block 7 of H. P. Kye's Tract, Bk. 7 Maps, Pg. 27, Records of San Bernardino County,

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. 12346C, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 1-18-74

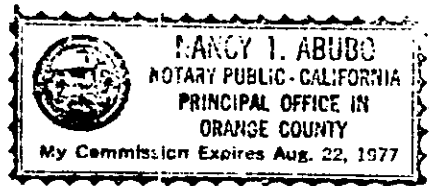
[Signature: Edna King]
Property Services Manager

7234

ORANGE
STATE OF CALIFORNIA, COUNTY OF ~~LOS ANGELES~~ ss.

On this 24th day of November, 1973, before me the undersigned Notary Public in and for the state, personally appeared IRVING KLEIN, known to me to be the vice president of TELLITE CORPORATION, the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of Calinda Properties, a partnership, and Calinda Properties, a partnership, known to me to be one of the partners of A & C Commercial Properties, a partnership, the partnership that executed the within instrument and acknowledged to me such corporation executed the same as such partner and that such partnership executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

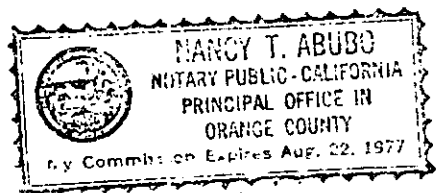


Nancy T. Abubo

ORANGE
STATE OF CALIFORNIA, COUNTY OF ~~LOS ANGELES~~ ss.

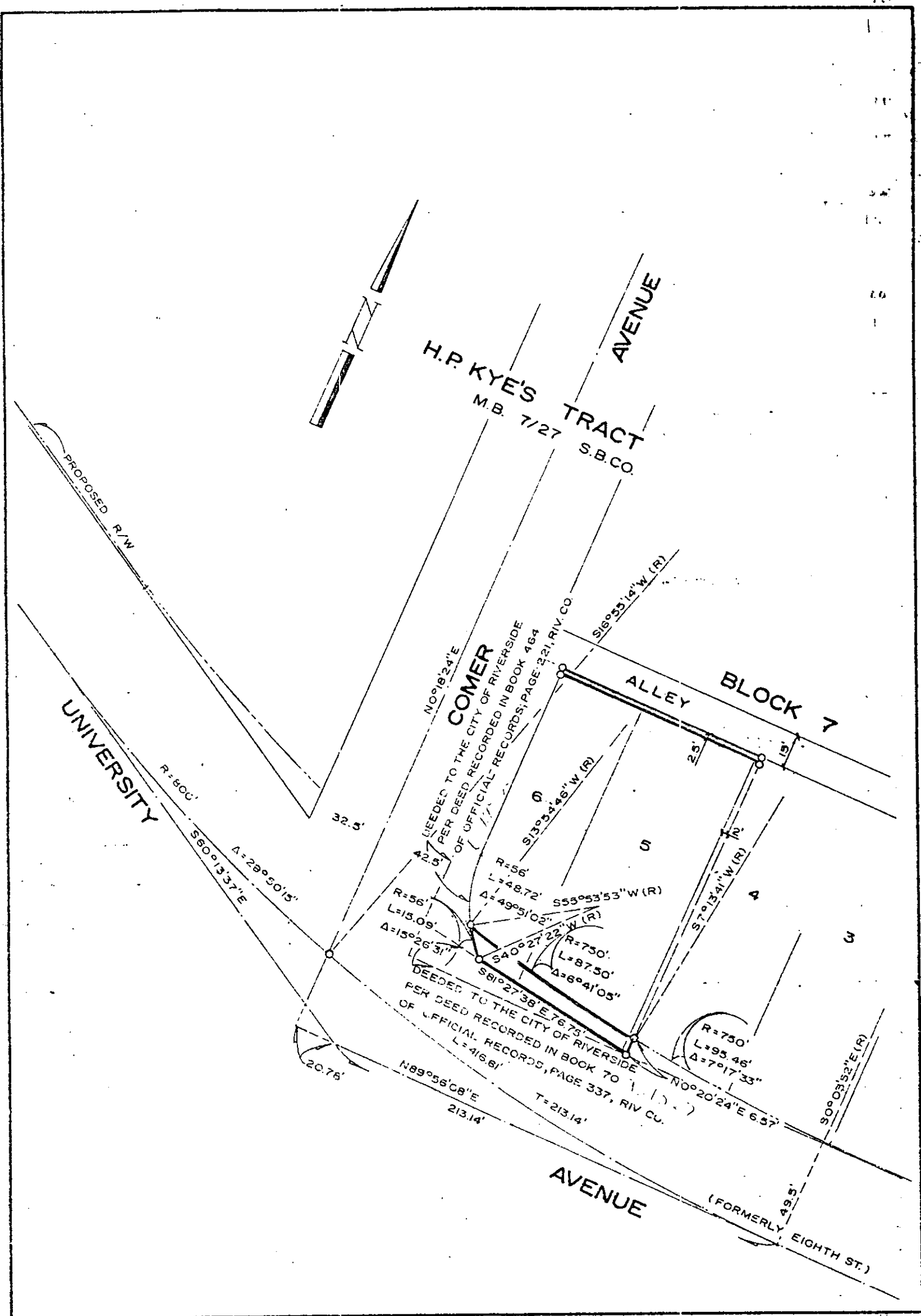
On this 26th day of November, 1973, before me the undersigned Notary Public in and for said county and state personally appeared Kathryn G. ALPHIN known to me to be one of the partners of Kathryn G. Alphin and A. Kent Child, a partnership, that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said partnership, said partnership being known to me to be one of the partners of A & C Commercial Properties, a partnership, the partnership that executed the within instrument and acknowledged to me that such partnership executed the same as such partner and that such partnership executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.



Nancy T. Abubo

8078



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 1 OF 1

3/11

SCALE: 1" = 50'

DRAWN BY GS DATE 10/19/73

SUBJECT 2371 UNIVERSITY AVENUE

2076