

When recorded mail to:

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

97139

FREE RECORDING  
This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee. (Government Code 6103)

RECEIVED FOR RECORD  
MAY 27 1977  
City of Riverside  
Book 1977, Page 97139  
Recorded in Official Records  
of Riverside County, California  
W.H. Dabugh Recorder  
FEES \$ 8

FOR RECORDER'S OFFICE USE ONLY

Project: 5272 Tyler Street  
Building Permit

GRANT DEED

8944

WESTERN CONTINENTAL INVESTMENT and DEVELOPMENT CORPORATION, a California  
corporation. Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
do es 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 4 in Block 8 of LA GRANADA, on file in  
Book 12 of Maps, at Page 44 thereof, records of said Riverside  
County, more particularly described as follows:

BEGINNING at a point in the northeasterly line of said Lot,  
South 24° 00' East 102.18 feet from the most northerly corner  
of said Lot; said point being also the most easterly corner of  
that certain parcel of land conveyed to Don E. Mc Cowen, et ux.,  
by deed recorded December 19, 1963, as Instrument No. 133880  
of Official Records of said Riverside County;

THENCE Southwesterly, along the southeasterly line of said  
parcel, a distance of 30.14 feet to a line which is parallel  
with and distant 55.00 feet southwesterly, as measured at  
right angle, from the centerline of Tyler Street (formerly  
Tyler Avenue);

THENCE South 24° 00' East, along said parallel line, 65 feet  
to the southeasterly line of that certain parcel of land  
conveyed to Bertie Miko, et ux., by deed recorded July 15,  
1960, as Instrument No. 62908 of Official Records of said  
Riverside County;

THENCE Northeasterly, along said southeasterly line of said  
parcel so conveyed to Bertie Miko, et ux., 30.14 feet to said  
northeasterly line of Lot 4;

THENCE North 24° 00' West, along said northeasterly line of  
Lot 4, a distance of 65 feet to the point of beginning.

Area - 1,950 square feet.

DESCRIPTION APPROVAL  
by *[Signature]* 5/12/77 by *[Signature]*

97139

WESTERN CONTINENTAL INVESTMENT AND DEVELOPMENT CORPORATION, a California Corporation

Dated 5-19-77

BY Kenneth L. Hobart  
KENNETH L. HOBART Pres.

BY \_\_\_\_\_

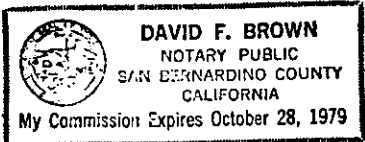
APPROVED AS TO FORM

Clarence Surrency 5-20-77  
DEPUTY CITY ATTORNEY

STATE OF CALIFORNIA, } ss.  
COUNTY OF Riverside } May 19 1977  
ON May 19 1977, before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth L. Hobart known to me to be the President of the Western Continental Investment and Development Corp. the Corporation that executed the within Instrument, known to me to be the person who executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the same.

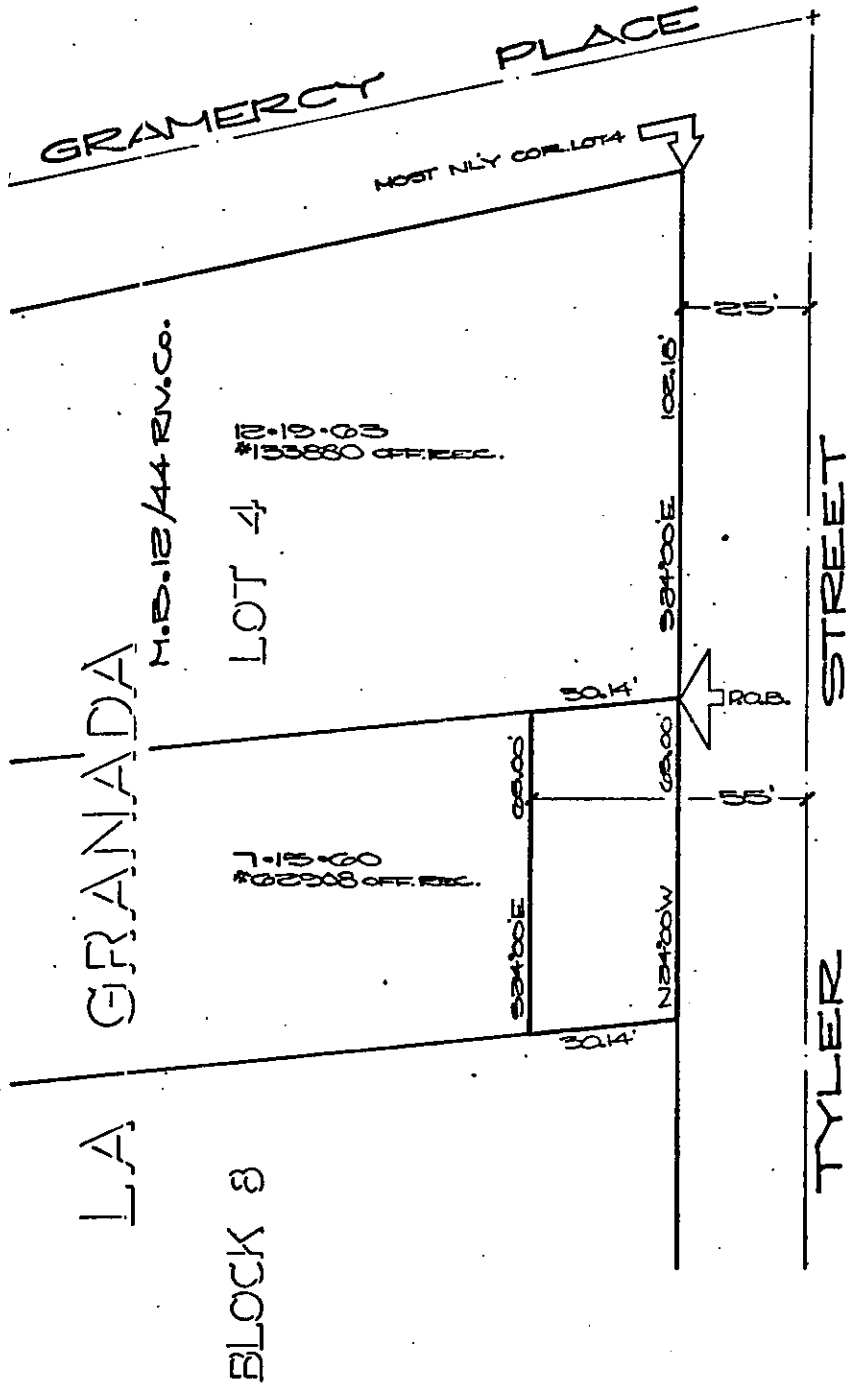
WITNESS my hand and official seal.

David F. Brown  
Notary Public in and for said State.



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• 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

0-11-3

SCALE: 1" = 30'

DRAWN BY ME DATE 5/9/11

SUBJECT 527 TYLER ST. BLDG. PMT.