

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

107389

RECEIVED FOR RECORD
JUN 10 1977
55 Min. Past 2 o'clock
At Request of
CITY CLERK
Book 1977, Page 107389
Recorded in Official Records
of Riverside County, California
W.M. Dalglish 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)

107389

FOR RECORDER'S OFFICE USE ONLY

Project: 4872-4880-4886 Mitchell Avenue
Building Permit

GRANT DEED

8952

WESTCON-CHANPHEN, a limited 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:

That portion of Lots 13 thru 16, inclusive, in Block 32 of
LA SIERRA GARDENS, on file in Book 11 of Maps, at Page 43
thereof, records of said Riverside County, more particularly
described as follows:

BEGINNING at the most easterly corner of said Lot 16;

THENCE South 59° 07' 37" West, along the southeasterly line
of said Lot 16, a distance of 8.00 feet to a line which is
parallel with and distant 33.00 feet southwesterly, as
measured at right angle, from the centerline of Mitchell
Avenue;

THENCE North 30° 52' 32" West, along said parallel line,
181.73 feet to the beginning of a tangent curve with a
radius of 23.50 feet and concaving southerly;

THENCE Northwesterly, Westerly, and Southwesterly along said
curve an arc length of 43.02 feet, thru a central angle of
104° 53' 22" to a line which is parallel with and distant
33.00 feet southeasterly, as measured at right angle, from
the centerline of Bushnell Avenue;

THENCE South 44° 14' 06" West, along said parallel line,
116.40 feet to the northeasterly line of Parcel 1060-48 of
Record of Survey, on file in Book 40 of Record of Surveys, at
Page 95 thereof, records of said Riverside County;

THENCE North 30° 52' 35" West, along said northeasterly line
3.28 feet to the northwesterly line of said Lot 13;

THENCE North 44° 14' 06" East, along said northwesterly line
155.24 feet to the most northerly corner of said Lot 13;

THENCE South 30° 52' 32" East, along the northeasterly line
of said Lots 13 thru 16, inclusive, a distance of 222.70 feet
to the point of beginning.

Area - 0.072 of an acre.

DESCRIPTION APPROVAL
by George Mitchell, 3/31/77

107389

Dated 4-18-77

WESTCON-CHANPHEN, a limited partnership,
By Western Continental Investment &
By Kenneth D. Kubit Development Corp.
President

By M. Linn A. Hanson
Vice President

APPROVED AS TO FORM

[Signature]
ASST. CITY ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this Instrument 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 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 6-10-77

[Signature]
Property Services Manager

107389

CORPORATION as PARTNER of a PARTNERSHIP (Compiled)

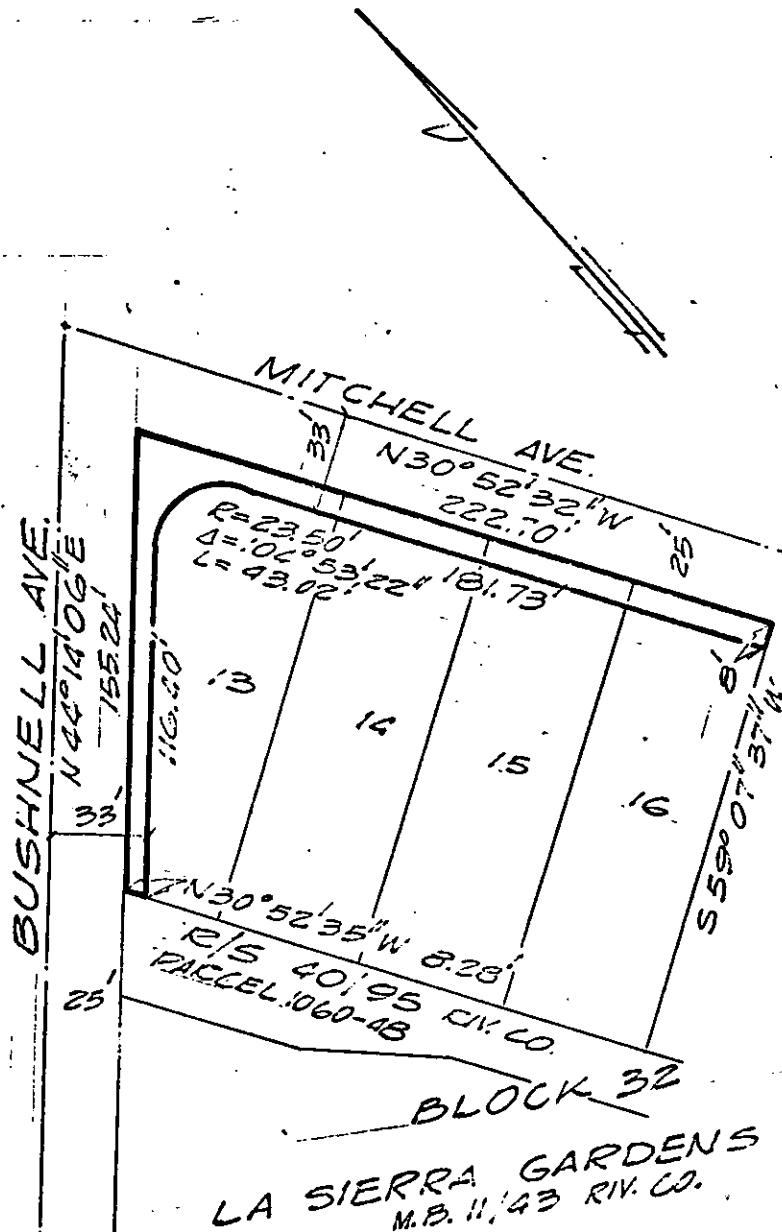
STATE OF California
COUNTY OF Riverside } SS.

On this 18th day of April in the year 1977 before me,
Nina M. Firth, a Notary Public in and for said county and state,
personally appeared Kenneth L. Hobart, known to me to be the
President and Melvin G. Hanson, known to me to be the Vice
President of Western Continental Investment & Developmnet Corp. the
corporation that executed the within instrument and known to me to be the persons
who executed the within instrument on behalf of said corporation, said corporation
being known to me to be one of the partner of Westcon Champhen
the partnership that executed the within instrument, and acknoledged to me that
such corporation executed the same as such partner and that such partnership
executed the same.

(SEAL) Nina M. Firth
Notary Public



107389



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

SCALE: 1" = 60'

DRAWN BY: [Signature] DATE: 2/15/77

SUBJECT: 1060-48-32-40 MITCHELL AVE. PLO'S. PLANT.