

182733

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92501

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

SEP 16 1977

At Request of
CITY CLERK

Book 1977, Page

182733

Recorded in Official Records
of Riverside County, California

W.H. DeWalt
Recorder

FEE \$

FOR RECORDER'S OFFICE USE ONLY

Project: Tract No. 9078-2

9055

APPROVED AS TO FORM

D. Howard Goepfinger
ASST. CITY ATTORNEY

GRANT DEED

C. HOWARD GOEPPINGER, ALBERT L. GOEPPINGER, EDWARD J. GOEPPINGER, RUSSELL WALLING

AND LOUELLA F. WALLING, husband and wife, and R. A. BECK Grantor^s,

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:

All that portion of the east three-quarters of Section 7, Township 3 South, Range 4
West, San Bernardino Meridian, more particularly described as follows:

Commencing at the most southerly corner of Tract No. 9078-1, as shown by map on file
in Book 91 of Maps, at pages 82 through 85 inclusive thereof, Records of Riverside
County, California, said point being in the northeasterly line of Parcel 38 of Record of
Survey recorded in Book 48 of Records of Survey, at pages 35 through 43 inclusive
thereof, Records of Riverside County, California;

Thence South 50° 28' 00" East along the northeasterly line of said Parcel 38, a
distance of 1098.63 feet to a point therein for the TRUE POINT OF BEGINNING;

Thence North 46° 34' 03" East, a distance of 15.11 feet;

Thence South 50° 28' 00" East, a distance of 20.00 feet;

Thence South 39° 32' 00" West, a distance of 15.00 feet to a point in the north-
easterly line of said Parcel 38;

Thence North 50° 28' 00" West along said northeasterly line, a distance of 21.85
feet to the true point of beginning.

DESCRIPTION APPROVAL

by *George P. Hutchins* 9/15/77 by *AAW*
Recorder

Dated 9/15/77

his attorney in fact
C. Howard Goepfinger by R.A. Beck
C. HOWARD GOEPPINGER, by R.A. BECK, his Attorney
In Fact

attorney in fact
Albert L. Goepfinger by R.A. Beck
ALBERT L. GOEPPINGER, by R.A. BECK, his Attorney
In Fact
Edward J. Goepfinger by R.A. Beck
EDWARD J. GOEPPINGER, by R.A. BECK, his Attorney
In Fact

attorney in fact
Russell Walling by R.A. Beck
RUSSELL WALLING, by R.A. BECK, his Attorney In Fact

her attorney in fact
Luella F. Walling by R.A. Beck
LOUELLA F. WALLING, by R.A. BECK, her Attorney in Fact

R.A. Beck
R. A. BECK

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.

ted _____

Property Services Manager

TRACT NO. 9078-1 M.B. 01/82-85, RIV. CO. RECS.

21

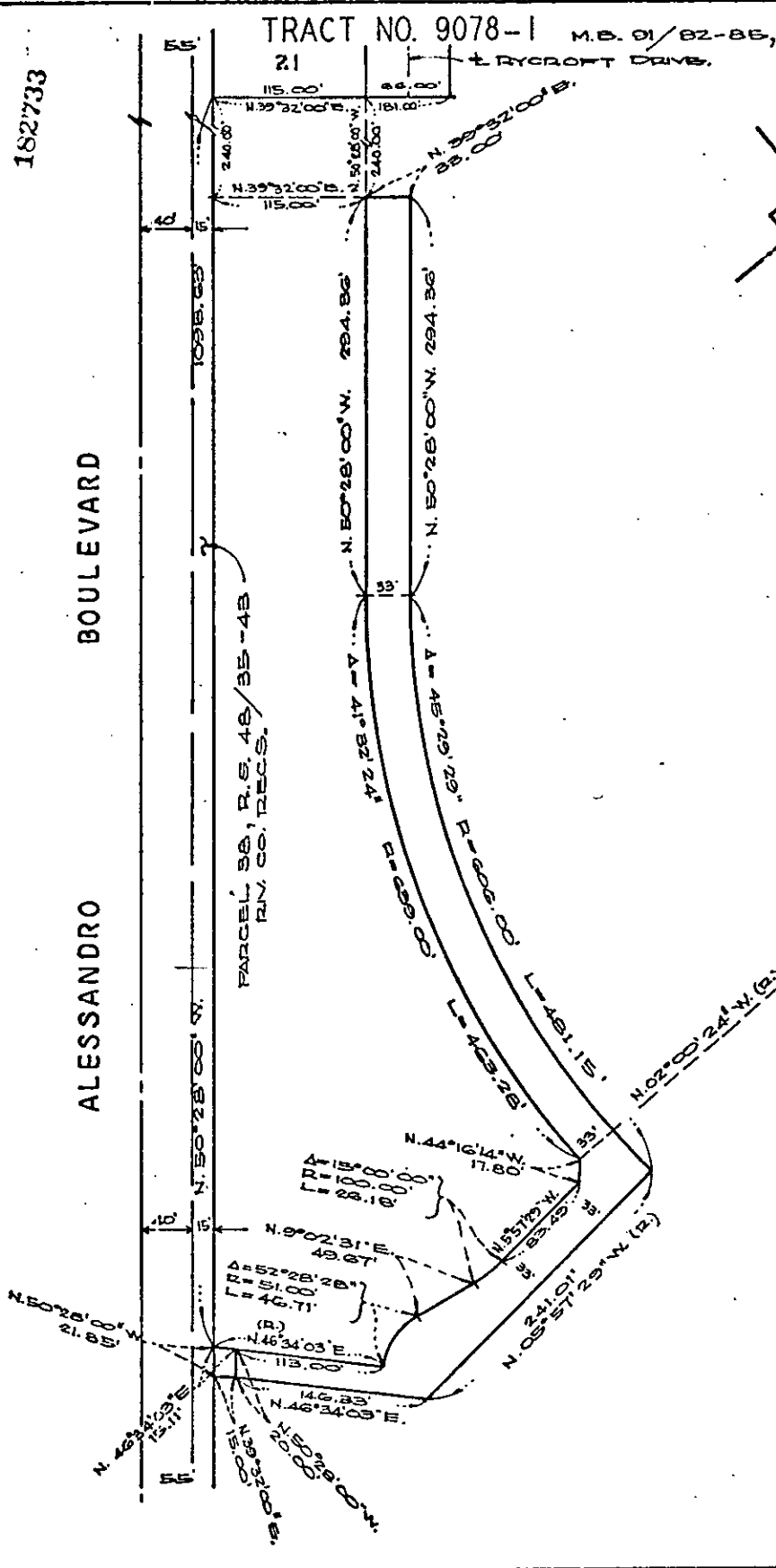
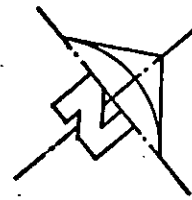
RYCROFT DRIVE

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BOULEVARD

ALESSANDRO

PARCEL 38, P.S. 48/35-48
RIV. CO. RECS.



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	77-95
SCALE: 1" = 100'	DRAWN BY V.S. DATE 9/14/77	SUBJECT TRACT NO. 9078-2	

9055

182733
Delivered
to Filer

63047

RECEIVED FOR RECORD
JUL 20 1967
AT 900 O'CLOCK A.M.
A RECORD AT
FIRST AERICAN TITLE SCRIPART
OF RIVERSIDE
Recorded in Official Records
of Riverside County, California

W.A. Dwyer
4-11-67

440

JULY 20, 1967

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POWER OF ATTORNEY
SPECIAL

BY THIS POWER OF ATTORNEY:

C. HOWARD GOEPPINGER, ALBERT L. GOEPPINGER, EDWARD J. GOEPPINGER, RUSSELL WALLING and LOUELLA F. WALLING (hereinafter referred to as Principal) of the County of Riverside, State of California, do appoint R. A. BECK their true and lawful attorney.

In Principal's name, and for Principal's use and benefit, said attorney is authorized hereby to do any of the following in connection with that certain real property situated in the County of Riverside, State of California, the legal description of which is attached hereto, marked Exhibit "A", and incorporated herein by reference.

- (1) To demand, sue for, collect, and receive all money, debts, accounts, interests, dividends, annuities, and demands as are now or shall hereafter become due, payable, or belonging to Principal, and to take all lawful means, for the recovery thereof and to compromise the same, and give discharges for the same;
- (2) To sell said land, make contracts of every kind relative to said land, any interest therein or the possession thereof, and to take possession and exercise control over the use thereof;
- (3) To execute, acknowledge and deliver with respect to the said land contracts of sale, escrow instructions,

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deeds, leases including leases for minerals, hydrocarbon substances and assignments of leases, covenants, agreements and assignments of agreements, mortgages and assignments of mortgages, conveyances in trust to secure indebtedness or other obligations, and assign the beneficial interest thereunder, subordinations of liens or encumbrances, bills of lading, bills, bonds, notes, receipts, evidences of debt, releases and satisfactions of mortgages, requests to reconvey deeds of trust, partial or full, judgments, and other debts, and other instruments in writing of whatever kind and nature, all upon such terms and conditions and under such covenants as said attorney shall approve.

GIVING AND GRANTING to said attorney full power and authority to do all and every act and thing whatsoever requisite and necessary to be done relative to any of the foregoing as fully to all intents and purposes as Principal might or could do if personally present.

All that said attorney shall lawfully do or cause to be done under the authority of this power of attorney is expressly approved.

Dated: February 21, 1967

C. Howard Goepfinger
C. Howard Goepfinger

Albert L. Goepfinger
Albert L. Goepfinger

Edward J. Goepfinger
Edward J. Goepfinger

Russell Walling
Russell Walling

Louella F. Walling
Louella F. Walling

ACK OK

July 20, 1967

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DESCRIPTION:

In the City of Riverside, State of California, and described as follows:

Parcel 1: That portion of the East three-fourths of Section 7, Township 3 South, Range 4 West, San Bernardino Base and Meridian, more particularly described as follows:

Commencing at the Northwest corner of said Section 7; thence North 89° 25' East on the North line of the Northwest quarter of said Section 7, 1321.39 feet to the Northwest corner of said East three fourths of Section 7 for the true point of beginning; thence continuing North 89° 25' East on said North line of the Northwest quarter, 1301.69 feet to the North quarter section corner of said Section 7; thence North 89° 31' East on the North line of the Northeast quarter of said Section 7, 600 feet to a point thereon; thence South 00° 08' East and parallel with the West line of said East three-fourths of Section 7, 2340.72 feet to a point on the center line of that certain parcel of land (80 feet in width) conveyed to the County of Riverside by Deed recorded in Book 507 page 490 thereof, and by Deed recorded in Book 511 page 159, thereof, both Official Records, Riverside County Records; thence North 50° 28' West on said center line, 2470.39 feet to an intersection with said West line of the East three-fourths of Section 7; thence North 00° 08' West on said West line, 750.31 feet to the true point of beginning.

Parcel 2: All that portion of the East three-fourths of Section 7, Township 3 South, Range 4 West, San Bernardino Base and Meridian, more particularly described as follows:

Commencing at the North quarter section corner of said Section 7; thence North 89° 31' East along the North line of the Northeast quarter of said Section 7, a distance of 600.00 feet to a point thereon for the true point of beginning, said point being the Northeast corner of Parcel 1, as shown by Record of Survey on file in Book 41, page 7 of Records of Survey, Riverside County Records; thence South 00° 08' East along the East line of said Parcel 1 and parallel with the West line of said East three-fourths of Section 7, a distance of 2340.72 feet to a point on the center line of that certain parcel of land (80.00 feet in width) conveyed to the County of Riverside by Deed recorded in Book 507 page 490 thereof and by Deed recorded in Book 511 page 159 thereof, both Official Records, Riverside County Records; thence South 50° 28' East along said center line, a distance of 699.08 feet to the beginning of an tangent curve in said center line, concave to the Southwest, having a radius of 4000.00 feet; thence Southeasterly along said curve, to the right, through a central angle of 00° 20', an arc distance of 23.27 feet to a point thereon, from which the center of said curve bears South 39° 52' West; thence North 39° 52' East and radial to said curve, a distance of 280.00 feet to the beginning of a tangent curve, concave to the West, having a radius of 600.00 feet; thence Northwesterly along said curve, to the left, through a central angle of 56° 00' an arc distance of 781.91 feet to the end thereof; thence North 16° 08' West, a distance of 940.00 feet to the beginning of a tangent curve, concave to the East, having a radius of 1000.00 feet; thence Northeasterly along said curve, to the right, through a central angle of 23° 23', an arc distance of 408.12 feet to the end thereof; thence North 07° 15' East, a distance of 415.00 feet to the beginning of a tangent curve concave to the West, having a radius of 1000.00 feet; thence Northerly along said curve, to the left, through a central angle of 07° 05', an arc distance of 123.63 feet to the end thereof; thence North 00° 10' East, a distance of 14.13 feet, more or less, to an intersection with said North line of the Northeast quarter of Section 7; thence South 87° 31' West along said North line, a distance of 654.30 feet, more or less, to the true point of beginning.

EXCEPTING from the above described Parcels all that portion conveyed to the City of Riverside, by Deed recorded July 11, 1966 as Instrument No. 70742 of Official Records of Riverside County, California.

Exhibit "A"

JULY 20, 1967

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