

2233505

When recorded mail to:

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

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

NOV 9 1977

AT 9:00 O'CLOCK A.M.

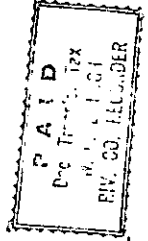
At Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

Book 1977, Page 2233505

Recorded in Official Records
of Riverside County, California

W.M. DeBry Recorder

FEES



FOR RECORDER'S OFFICE USE ONLY

Project: Tract 9713

IRS. 4840

GRANT DEED

CANYON CREST HEIGHTS, LTD., a limited partnership composed of THE EASTVALE COMPANY, INC.,
a California Corporation and TRANS-COAST INVESTMENTS, INC., a California Corporation

Grantor

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 Southeast one-quarter of the Northeast one-quarter
of Section 20, Township 2 South, Range 4 West, San Bernardino Meridian,
particularly described as follows:

Commencing at the East one-quarter corner of said Section 20;

Thence North 89° 56' 26" West, along the south line of the Southeast one-
quarter of the Northeast one-quarter of said Section 20, a distance of
924 feet;

Thence North 0° 19' 52" West, parallel with the east line of said Section
20, a distance of 660.00 feet to the TRUE POINT OF BEGINNING;

Thence North 28° 59' 55" West, 85.55 feet to a point on a non-tangent curve
concave northwesterly having a radius of 313.00 feet; the radial line of
said point bears South 28° 59' 55" East;

Thence Northerly and Easterly along said curve, through a central angle
of 15° 44' 02" an arc distance of 85.95 feet;

Thence North 45° 16' 03" East, a distance of 49.46 feet to the beginning
of a tangent curve concave northwesterly having a radius of 213.00 feet;

Thence Northerly and Easterly along said last mentioned curve through
a central angle of 22° 06' 46", an arc distance of 82.21 feet to a point
therein;

Thence South 89° 52' 43" East, a distance of 474.98 feet;

Thence North 0° 07' 17" East, a distance of 112.50 feet;

Thence South 89° 52' 43" East, a distance of 8.88 feet to the beginning of
a curve concave southerly, having radius of 302.00 feet;

Thence Easterly along said curve through a central angle of 12° 00' 00", an
arc distance of 63.25 feet;

Thence South 77° 52' 43" East, a distance of 5.14 feet to the beginning of
a tangent curve concave southerly having a radius of 100.00 feet;

Thence Southeasterly along said curve, through a central angle of 25° 27'
06", an arc distance of 44.42 feet;

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Thence South 52° 25' 37" East, a distance of 49.67 feet to the beginning of a tangent curve concave northerly having a radius of 51.00 feet;

Thence Easterly along said last mentioned curve, through a central angle of 73° 32' 43", an arc distance of 65.46 feet to a point therein;

Thence South 49° 18' 07" East, a distance of 28.96 feet;

Thence South 77° 19' 52" East, a distance of 99.57 feet to a point on a non-tangent curve concave easterly having a radius of 233.00 feet, said curve being in the westerly right of way line of Mount Vernon Avenue;

Thence Southerly along said curve to the left, thru a central angle of 29° 22' 21", an arc distance of 119.45 feet to a point in a line parallel with and distant 33.00 feet west from the east line of said Section 20;

Thence South 0° 19' 52" East, along the last said parallel line, a distance of 128.36 feet;

Thence North 89° 56' 26" West, a distance of 891.00 feet to the TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL
by George D. H. [Signature] 11/7/77 by J.W.S.
SURVEYOR

CANYON CREST HEIGHTS, LTD., a limited partnership composed of THE EASTVALE COMPANY, INC., a California Corporation and TRANS-COAST INVESTMENTS, INC., a California Corporation

THE EASTVALE COMPANY, INC., a California Corporation

By: [Signature]

Dated NOVEMBER 7, 1977

By: _____

TRANS-COAST INVESTMENTS, INC., a California Corporation

By: [Signature]

APPROVED AS TO FORM

[Signature]
ASST. CITY ATTORNEY

By: _____

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 11-7-77

[Signature]
Property Services Manager

