

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

124209

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

JUN 16 1978

15 Min. Post-Collect

CITY CLERK

Book 1978, Page 24209
Recorded in Official Records
of Riverside County, California

W.H. Dabugh Recorder
FEE \$ 2.00

FOR RECORDER'S OFFICE USE ONLY

Project: Zoning Case R-95-767

GRANT DEED

MACKY-KOENIG DEVELOPMENT COMPANY, 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:

PARCEL 1

That portion of Lots 2, 3 and 4 in Block 1 of La Granada, on file
in Book 12 of Maps, at Page 42 thereof, records of said Riverside
County, more particularly described as follows:

BEGINNING at a point in the westerly line of said Lot 2, distant
South 06° 01' 25" West 25.05 feet from the northwesterly corner of
said Lot 2; said point being in a line which is parallel with and
distant 55.00 feet southerly, as measured at right angle, from the
centerline of Arlington Avenue as shown by Record of Survey on file in
Book 33 of Record of Surveys, at Page 90 thereof, records of said
Riverside County;

THENCE South 37° 48' 50" East, along said parallel line 135.35 feet
to the beginning of tangent curve with a radius of 17,555.00 feet,
concaving northerly and being concentric with the centerline curve
of Arlington Avenue as shown on said Record of Survey;

THENCE Easterly along said curve an arc length of 366.14 feet, thru
a central angle of 01° 11' 42" to the westerly line of that certain
parcel of land conveyed to Alexander Lindenbaum, et al., by deed
recorded July 5, 1960, as Instrument No. 59047 of Official Records
of said Riverside County;

THENCE North 08° 26' 25" East, along the westerly line of said parcel
so conveyed to Alexander Lindenbaum, et al., 11.09 feet to a point in
the southerly line of Parcel 6 of said Record of Survey; said point
being the beginning of a non-tangent curve, with a radius of 17,544.00
feet, concaving northerly and being concentric with said centerline
curve of Arlington Avenue;

THENCE Westerly along said curve an arc length of 367.36 feet, thru a
central angle of 01° 11' 59" to a line which is parallel with and distant
44.00 feet southerly, as measured at right angle, from said centerline
of Arlington Avenue;

THENCE North 87° 48' 50" West, along said parallel line 134.61 feet to
said westerly line of Lot 2; the preceding two courses being along said
southerly line of Parcel 6;

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THENCE South 06° 01' 25" West, 11.02 feet to the point of beginning.
Area - 0.127 of an acre.

PARCEL 2

That portion of Lots 4 and 5 in Block 1 of La Granada, on file in Book 12 of Maps, at Page 42 thereof, records of said Riverside County, more particularly described as follows:

BEGINNING at a point in the easterly line of said Lot 4, distant South 08° 26' 25" West 164 feet from the northeasterly corner of said Lot 4; said point being the southeasterly corner of that certain parcel of land conveyed to Alexander Lindenbaum, et al., by deed recorded July 5, 1960, as Instrument No. 59047 of Official Records of said Riverside County;

THENCE North 89° 30' 25" West, along the southerly line of said parcel so conveyed to Alexander Lindenbaum, et al., 30.29 feet to a line which is parallel with and distant 55.00 feet westerly, as measured at right angle, from the centerline of Tyler Street (formerly Tyler Avenue);

THENCE South 08° 26' 25" West, along said parallel line 183.39 feet to the southerly line of that certain parcel of land conveyed to Mackey-Koenig Development Co., by deed recorded November 28, 1977, as Instrument No. 235078 of Official Records of said Riverside County;

THENCE South 88° 30' 37" East, along said southerly line 30.22 feet to the easterly line of said Lot 5;

THENCE North 08° 26' 25" East, along said easterly line of Lots 5 and 4 a distance of 183.92 feet to the point of beginning.

Area - 0.126 of an acre.

DESCRIPTION APPROVAL
of RECORD No. 123460, 6/13/78 by [Signature]

Dated June 13, 1978

MACKEY-KOENIG DEVELOPMENT COMPANY,
a Partnership.

APPROVED AS TO FORM

[Signature]
S. DEPUTY CITY ATTORNEY

By [Signature]
By [Signature]

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 6/14/78

[Signature]
Property Services Manager

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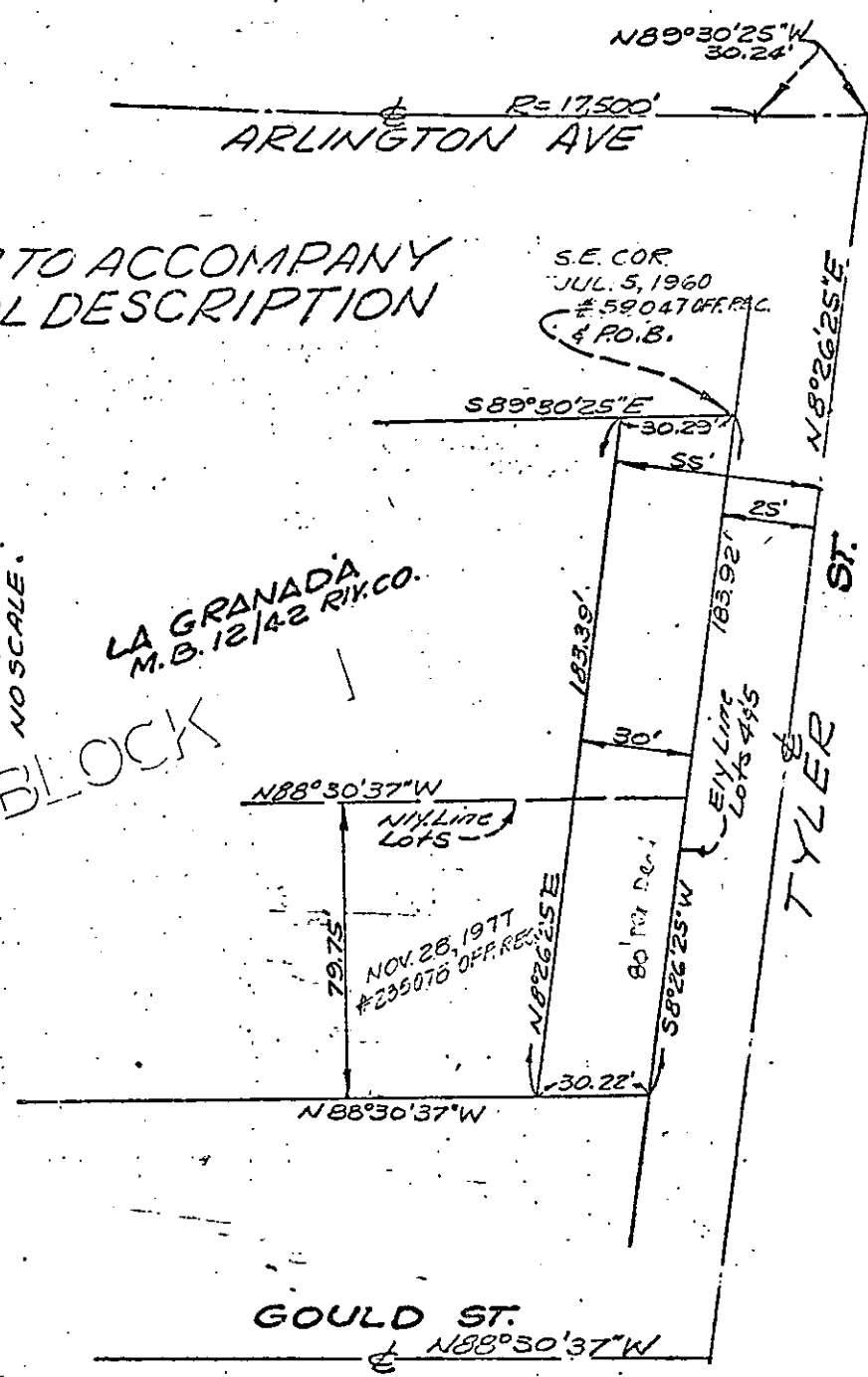
MAP TO ACCOMPANY
LEGAL DESCRIPTION

S.E. COR.
JUL. 5, 1960
59047 OFF. REC.
& P.O.B.



BLOCK

LA GRANADA
M.B. 12/42 RIK CO.



DATE: 3/23/79

JOB NO.: A103770

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