

When recorded mail to:

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

264965

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

DEC 15 1978

35 Min. Past 2 o'clock P.M.
At Request of

CITY CLERK

Book 1978, Page 261145
Recorded in Official Records
of Riverside County, California

Recorder
FELS 5

FOR RECORDER'S OFFICE USE ONLY

Project: 2095 Chicago Avenue
Building Permit

GRANT DEED

3488

EAST CHICAGO AVENUE ASSOCIATES, 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:

All that portion of the East half of Block 13 of the WILBUR
TRACT, as shown by map on file in Book 4 of Maps, Page 36
thereof, records of San Bernardino County, California, more
particularly described as follows:

BEGINNING at a point in the north line of said Block, North
89° 57' 39" West, 55.00 feet from the northeast corner of
said Block; said point being in a line which is parallel with
and distant 55.00 feet west, as measured at right angle, from
the centerline of Chicago Avenue;

THENCE South 0° 49' 18" West, along said parallel line 594.17
feet;

THENCE South 45° 25' 17" West, 32.30 feet to a line which is
parallel with and distant 44.00 feet north, as measured at
right angle, from the centerline of Spruce Street (formerly
Indianapolis Avenue);

THENCE North 89° 58' 46" West, along said parallel line 270.19
feet to the east line of that certain parcel of land conveyed
to Jack Sheldon Rosen, et al., by deed recorded December 27,
1972 as Instrument No. 170000 of Official Records of Riverside
County;

THENCE South 0° 49' 18" West, along said east line 11.00 feet
to the north line of Spruce Street as shown by said map;

THENCE South 89° 58' 46" East, along said north line 314.88
feet to its intersection with the west line of Chicago Avenue
as shown by said map;

THENCE North 0° 49' 18" East, along said west line of Chicago
Avenue 627.85 feet to the north line of said Block;

THENCE North 89° 57' 39" West, along said north line of Block
13 a distance of 22.00 feet to the point of beginning.

Area - 0.40 of an acre.

DESCRIPTION APPROVAL
by *[Signature]* 11/23/78
Recorder

948

STATE OF CALIFORNIA,

COUNTY OF RIVERSIDE } ss.

264965



ON NOVEMBER 30, 1978,
before me, the undersigned, a Notary Public in and for said State, personally appeared
GEORGE F. BAUGH AND RAYMOND
MAGNON, known to me,
to be ~~one of~~ the partners of the partnership that executed the within instrument, and acknowl-
edged to me that such partnership executed the same.

WITNESS my hand and official seal.

Pauline M. Phillips
Notary Public in and for said State.

ACKNOWLEDGMENT—Partnership—Wolcotts Form 236—Rev. 3-64

2649

EAST CHICAGO AVENUE ASSOCIATES,
a partnership,

Dated 11-30-78

By G. J. Balch
GENERAL PARTNER

By Ray Magnon
GEORGE PARTNER

APPROVED AS TO FORM

[Signature]
ASSI. CLY. ATTORNEY

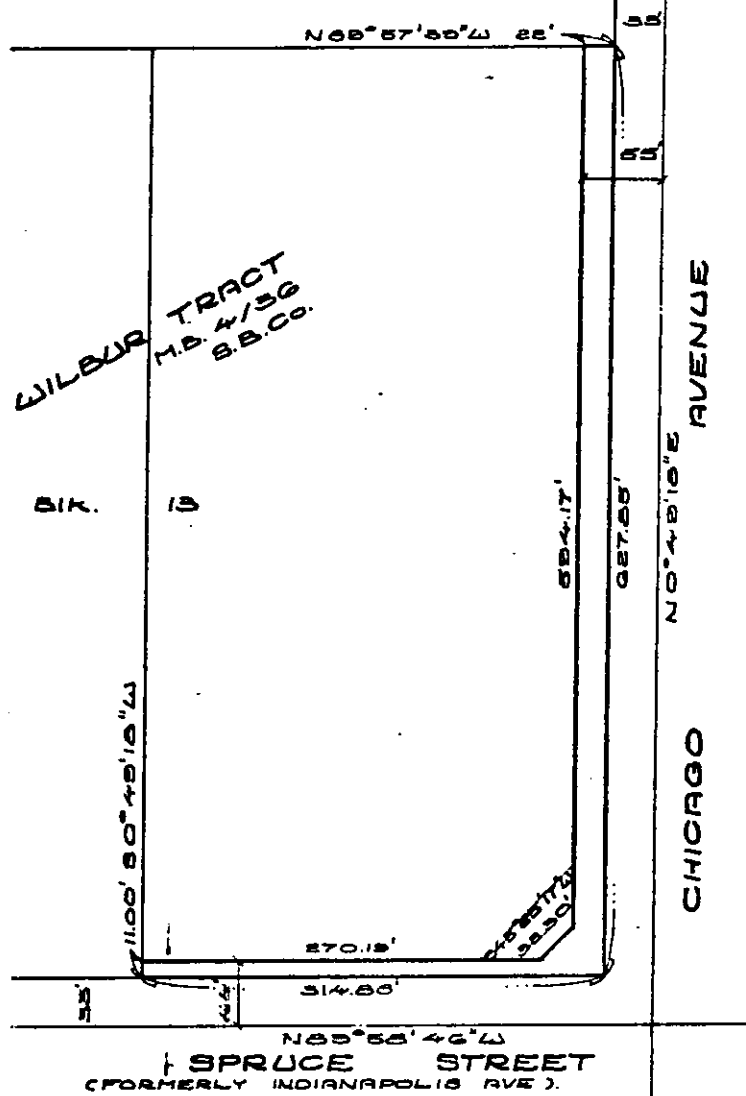
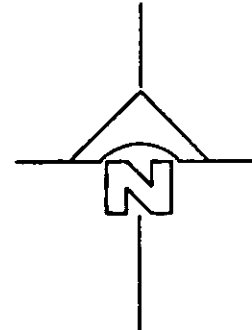
CONSENT TO RECORDATION

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 12/15/78

[Signature]
Property Services Manager

264965



WILBUR TRACT
M.B. 4/30
S.B. CO.

514.65' 270.19'

1100' 50" 48' 16" W

CHICAGO AVENUE

SPRUCE STREET
(FORMERLY INDIANAPOLIS AVE)

• 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" = 100'

DRAWN BY G.P.E.D.A.T.E 11/7/78

SUBJECT 2095 CHICAGO AVE-BLD. PERMIT

9488