

When recorded mail to:

48113

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  
At Request of  
City Clerk  
Book 1980, Page 48113  
MAR 12 1980  
Recorded in Official Records  
of Riverside County, California  
D. S. S. Records  
FILES

FOR RECORDER'S OFFICE USE ONLY

Project: 3833 and 3843 Harrison Avenue  
Building Permit

GRANT DEED

9816

RICHARD F. CHRISTENSEN as trustee of the RICHARD F. CHRISTENSEN and LUCILLE D. CHRISTENSEN TRUST dated January 1, 1972 and: ROBERT B. TIDRICK, trustee of the TIDRICK FAMILY TRUST: Tenants in common. 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:

PARCEL 1

All that portion of Lot 38, in Block 11, of Village of Arlington, as shown by map on file in Book 1 of Maps, at Page 62 thereof records of San Bernardino County California, more particularly described as follows:

COMMENCING at a point in the northwesterly line of Magnolia Avenue 297.00 feet southwesterly from the most easterly corner of said Lot 38;

THENCE Northwesterly and parallel with the southwesterly line of said Lot, 250.00 feet to the true point of beginning; said point also being the northwesterly corner of that certain parcel of land conveyed to Arden Lee Siegfried, et ux, by deed recorded February 5, 1946 in Book 715 at Page 215 thereof, Official Records of Riverside County, California;

THENCE continuing northwesterly, parallel with said southwesterly line of said Lot, 60.00 feet to the northwest corner of Parcel 1 of that certain parcel of land conveyed to Kenneth A Marder an unmarried man, by deed recorded, February 24, 1955 as Instrument No. 12286 of Official Records of Riverside County, California;

THENCE Northeasterly along the northwesterly line of Parcel 1 of said land conveyed to Kenneth A. Marder, a distance of 11.00 feet to a line which is parallel with and distant 44.00 feet northeasterly, as measured at right angle from the centerline of Harrison Street, as conveyed to the City of Riverside by deed recorded April 15, 1931 in Book 22 at Page 93 thereof Official Records of Riverside County, California;

THENCE Southeasterly along said parallel line, a distance of 60.00 feet to a point in the northwesterly line of said parcel of land conveyed to Arden Lee Siegfried et ux;

9816

48113

THENCE Southwesterly along the northwesterly line of said parcel conveyed to Arden Lee Siegfried et ux, a distance of 11.00 feet to the true point of beginning.

Area - 660 square feet.

PARCEL 2

All that portion of Lot 38, in Block 11, of Village of Arlington, as shown by map on file in Book 1 of Maps, at Page 62 thereof Records of San Bernardino County, California, more particularly described as follows:

COMMENCING at a point in the northwesterly line of Magnolia Avenue 297.00 feet southwesterly from the most easterly corner of said Lot 38;

THENCE Northwesterly and parallel with the southwesterly line of said Lot, 190.00 feet to the true point of beginning; said point also being the southwest corner of that certain parcel of land conveyed to Arden Lee. Siegfried, et ux, by deed recorded February 5, 1946 in Book 715 at Page 215 thereof, Official Records of Riverside County, California;

THENCE continuing northwesterly, parallel with the southwesterly line of said Lot, 60.00 feet to the southwest corner of Parcel 1 of that certain parcel of land conveyed to Kenneth A. Marder, an unmarried man, by deed recorded February 24, 1955 as Instrument No. 12286 of Official Records of Riverside County, California;

THENCE Northeasterly along southeasterly line of said parcel conveyed to Kenneth A. Marder a distance of 11.00 feet to a point in a line which is parallel with, and distant 44.00 feet northeasterly as measured at right angle from the centerline of Harrison Street, as conveyed to the City of Riverside by deed recorded April 15, 1931 in Book 22 at Page 93 thereof, of Official Records of Riverside County, California;

THENCE Southeasterly along parallel line 60.00 feet to a point in the northwesterly line of that certain parcel of land conveyed to John F. McManus, et ux, by deed recorded November 5, 1945 in Book 705 at Page 330 thereof Official Records of Riverside County, California;

THENCE Southwesterly along northwesterly line of said parcel conveyed to John F. McManus, et ux, a distance of 11.00 feet to the true point of beginning.

Area - 660 square feet.

DESCRIPTION APPROVAL  
by *[Signature]* 2/29/82 by *[Signature]*  
Recorder

9816

48113

Dated March 3, 1980

Richard F. Christensen, Trustee  
RICHARD F. CHRISTENSEN

Robert B. Tidrick, Trustee  
ROBERT B. TIDRICK

APPROVED AS TO FORM

Lois Wilkin  
SENIOR DEPUTY CITY ATTORNEY

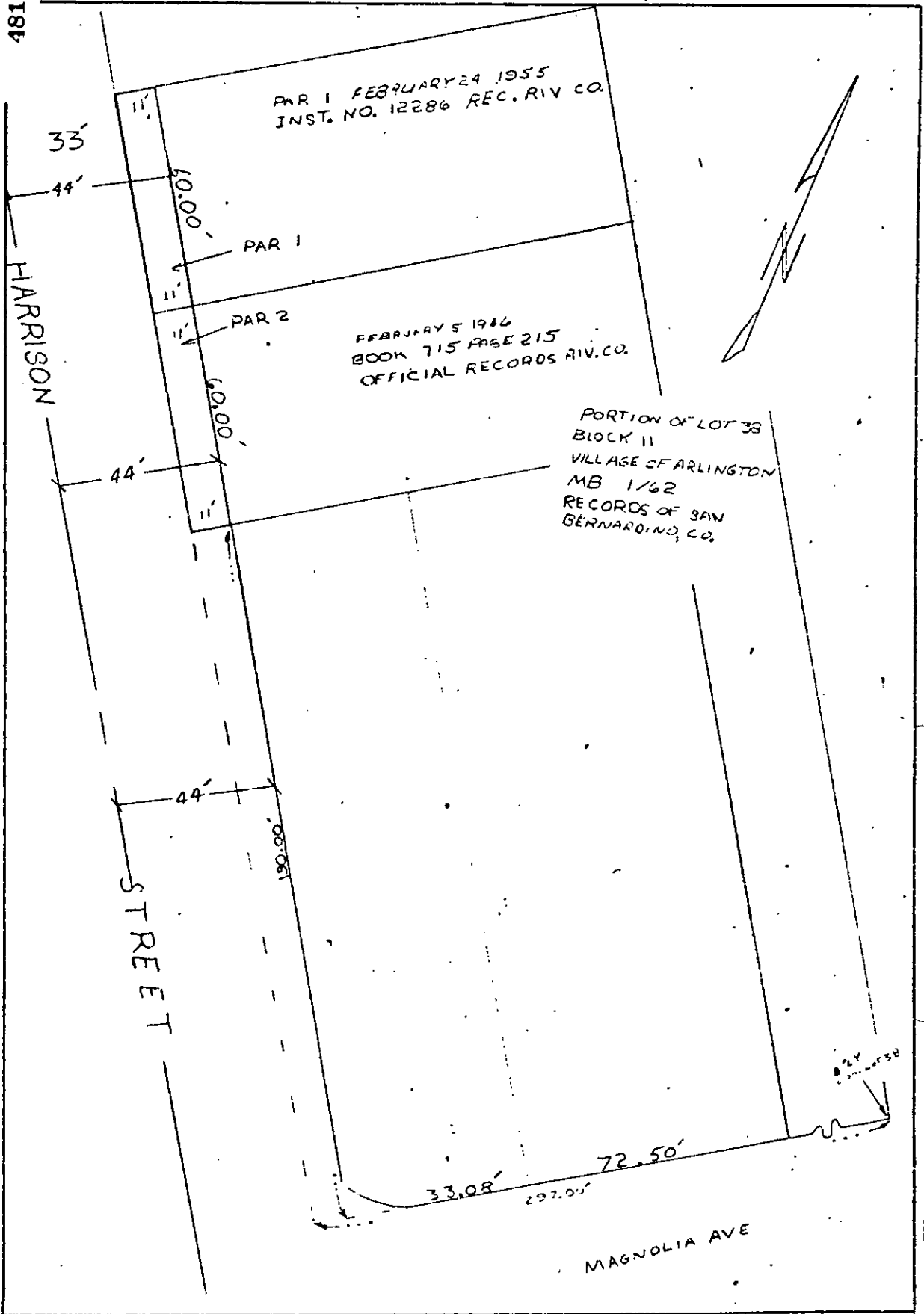
CONSENT TO RECORDATION

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 3/12/80

Ann Rice  
Property Services Manager

48113



• 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 <u>1</u> OF <u>1</u>	CB 5719
SCALE 1" = 30'	DRAWN BY LRE DATE 2/27/80	SUBJECT 3833 + 3842 HARRISON ST. + MAGNOLIA AVE.

9816