

When recorded mail to

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

214245

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
12 Min. Past 3 o'clock
At Request of

Book 1980, Page 214245
NOV 14 1980

Recorded in Official Records
of Riverside County, California
D. D. S. Recorder
FEES

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 8126
PMW-1-801

9366

GRANT DEED

TREND DEVELOPMENT CORPORATION, a California corporation

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 19 and 20 of Tract No. 8126, as shown by map on file in Book 108 of Maps, at Page 90 thereof records of Riverside County, California described as follows:

BEGINNING at the most northerly corner of said Lot 20, said corner being the beginning of a non-tangent curve, concave to the southeast having a radius of 1245.00 feet, the radial line at said point bears south 36° 46' 09" East;

THENCE Southwesterly along said curve, through a central angle of 07° 15' 01" an arc length of 157.54 feet;

THENCE South 45° 58' 50" West, a distance of 99.38 feet, to the beginning of a tangent curve concave to the southeast having a radius of 35.00 feet;

THENCE Southwesterly along said curve, through a central angle of 27° 22' 47", an arc length of 16.73 feet to the end thereof, the radial line at said point bears South 71° 23' 57" East;

The preceding 3 courses being measured along the northwesterly boundary of Lots 19 and 20 of said Tract No. 8126;

THENCE North 54° 50' 10" East, a distance of 185.41 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 94.50 feet;

THENCE Northeasterly along said curve, through a central angle of 14° 50' 49" an arc length of 24.49 feet to the end thereof;

THENCE North 39° 59' 21" East, 25.23 feet to the beginning of a tangent curve, concave to the southeast and having a radius of 63.00 feet;

THENCE Northeasterly and Easterly along said curve, through a central angle of 28° 53' 32", an arc length of 31.77 feet to the beginning of a compound curve concave southerly, having a radius of 29.00 feet, the radial line at said beginning bears North 21° 07' 07" West;

214245

THENCE Easterly and Southeasterly along said curve, through a central angle of $39^{\circ} 53' 30''$, an arc length of 20.19 feet to the end thereof;

THENCE North $57^{\circ} 10' 10''$ East, a distance of 22.54 feet to the easterly line of Lot 20 of said tract;

THENCE North $33^{\circ} 38' 00''$ West, along the easterly line of said Lot 20, a distance of 2.64 feet to the beginning of a non-tangent curve, concave to the north, having a radius of 50.00 feet; radial line at said beginning bears South $18^{\circ} 33' 50''$ East;

THENCE Southwesterly, Westerly, and Northwesterly along said curve through a central angle of $59^{\circ} 01' 44''$, an arc length of 51.51 feet to said point of beginning.

Area - 6,038.86 square feet.

PARCEL 2

That portion of Lots 1 and 2 of Tract 8126 as shown by map on file in Book 108 of Maps, at Page 92 thereof, records of Riverside County, California, described as follows:

BEGINNING at the most westerly corner of Lot 1 of said Tract 8126 said corner being the beginning of a non-tangent curve concave to the northwest, having a radius of 50.00 feet; radial line at said point bears South $48^{\circ} 42' 14''$ East;

THENCE Northeasterly, Northerly, and Northwesterly along said curve through a central angle of $59^{\circ} 01' 31''$ an arc length of 51.51 feet to the beginning of a non-tangent curve concave to the southeast, having a radius of 1245.00 feet, radial line to said non-tangent curve, at said beginning bears South $30^{\circ} 29' 52''$ East;

THENCE Southeasterly along said curve through a central angle of $17^{\circ} 04' 30''$, an arc length of 371.03 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 612.00 feet, radial line at said beginning bears North $13^{\circ} 25' 22''$ West;

The preceding 3 courses being measured along the northwesterly line of Lots 1 and 2 of said Tract 8126;

THENCE Southwesterly, along said curve through a central angle of $07^{\circ} 39' 02''$, an arc length of 81.72 feet;

THENCE South $68^{\circ} 15' 50''$ West, a distance of 76.26 feet to the beginning of a tangent curve concave to the southeast having a radius of 742 feet;

THENCE Southwesterly along said curve through a central angle of $8^{\circ} 33' 00''$ an arc length of 110.73 feet to the beginning of a compound curve concave to the southeast having a radius of 467.00 feet, radial line at said beginning bears South $30^{\circ} 17' 10''$ East;

THENCE Southwesterly along said curve, through a central angle of $10^{\circ} 31' 32''$, an arc length of 85.79 feet to the beginning of a compound curve, concave to the southeast, having a radius of 50.50 feet, the initial radial line at said beginning bears South $40^{\circ} 48' 42''$ East;

THENCE Southwesterly along said curve through a central angle of $36^{\circ} 36' 15''$, an arc length of 32.26 feet to the end thereof;

214245

THENCE South 56° 31' 00" West, point in the southwesterly line of said Lot 1;

THENCE North 33° 38' 00" West, along said southwesterly line a distance of 3.24 feet to said point of beginning.

Area - 3,635.53 square feet.

DESCRIPTION APPROVAL
Kerrick Hutchings 9.3.80
Surveyor

214245

STATE OF CALIFORNIA,

COUNTY OF Riverside

ss.

ON October 22, 1980

before me, the undersigned, a Notary Public in and for said State, personally appeared Ivar Lovret

President, known to me to be the

of the Trend Development Corporation, a California Corporation the Corporation that executed the within instrument, known to me to be the person who executed the within instrument, on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.



M. A. Jones
Notary Public in and for said State.

ACKNOWLEDGMENT—Corporation—Welcotts Form 228—Rev. 3-68

TREND DEVELOPMENT CORPORATION,
a California corporation,

Dated Oct 22 1980

BY: Ivar Lovret, PRES.

BY: _____

APPROVED AS TO FORM

Roy Wilson
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 12-29-65 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 11/14/80

[Signature]
Property Services Manager

