

27-12

374953

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)

Project: R-37-889
4006-4012 Van Buren Blvd.

FOR RECORDER'S OFFICE USE ONLY

12560

GRANT DEED

BLOOD BANK OF SAN BERNARDINO and RIVERSIDE COUNTIES, a non-profit organization, Grantor, FOR 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:

See property description as described in Exhibit "A" attached hereto and made a part hereof.

Dated 10/11/89

BLOOD BANK OF SAN BERNARDINO and RIVERSIDE COUNTIES, a non-profit organization

APPROVED AS TO FORM
Carolyn Confer
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

By *Arthur H. [Signature]*
Title *Medical Executive Director*
By *Craig D. [Signature]*
Title *Business Administrator*

RECEIVED FOR REC.
AT 2:00 O'CLOCK P.M.

OCT 27 1989

Recorded in Official Records
of Riverside County, California

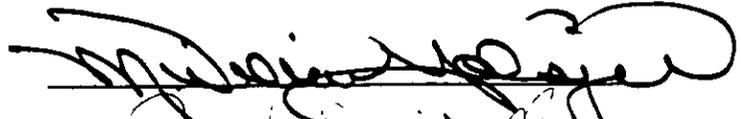
William S. [Signature]
Recorder

Fees \$ _____

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a Municipal Corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10/27/89


Title Property Services Manager

0005u/m - 0605u/n

EXHIBIT A

PORTIONS OF LOTS 1 AND 2 IN BLOCK 1 OF GARFIELD PARK TRACT, AS SHOWN BY MAP ON FILE IN BOOK 22 OF MAPS AT PAGE 30 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 2, SAID CORNER BEING ON A LINE PARALLEL WITH AND DISTANT 40.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF VAN BUREN BOULEVARD;

THENCE SOUTH 34 01' 00" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOTS 2 AND 1 AND SAID PARALLEL LINE, A DISTANCE OF 115.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90 01' 00", AN ARC DISTANCE OF 31.42 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 1, SAID POINT ALSO BEING ON A LINE PARALLEL WITH AND DISTANT 40.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF GARFIELD AVENUE;

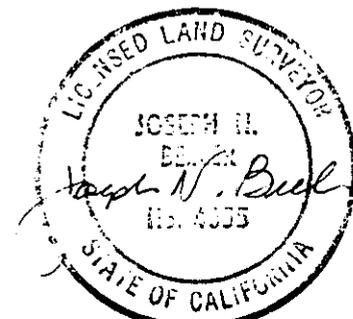
THENCE SOUTH 56 00' 00" WEST, ALONG SAID SOUTHEASTERLY LINE AND LAST MENTIONED PARALLEL LINE, A DISTANCE OF 11.85 FEET TO A POINT OF CUSP WITH A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 47.50 FEET, A RADIAL LINE AT SAID POINT OF CUSP BEARS NORTH 77 25' 17" WEST;

THENCE NORTHERLY, ALONG SAID CURVE HAVING A RADIUS OF 47.50 FEET, THROUGH A CENTRAL ANGLE OF 26 07' 23", AN ARC DISTANCE OF 21.66 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 60.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID VAN BUREN BOULEVARD, A RADIAL LINE AT SAID POINT BEARS SOUTH 76 27' 20" WEST;

THENCE NORTH 34 01' 00" WEST, ALONG LAST MENTIONED PARALLEL LINE, A DISTANCE OF 118.10 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 2;

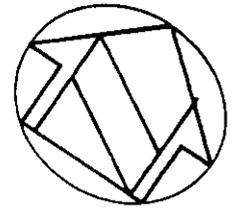
THENCE NORTH 56 00' 00" EAST, ALONG LAST MENTIONED NORTHWESTERLY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION APPROVAL 5/24/89
George P. Hutchinson by *[Signature]*
 SURVEYOR, CITY OF RIVERSIDE



Exp. 6/30/92

374953



2

GARFIELD
PARK
TRACT
M.B. 22/30

VAN BUREN BOULEVARD

N 56° 00' 00" E

20.00'

P.O.B.

40'

60'

N 34° 01' 00" W - 118.10'

S 34° 01' 00" E - 115.99'

40'

60'

N 34° 01' 00" W

N 76° 27' 20" E
(RAD)

Δ = 26° 07' 23"
R = 47.50'
L = 21.66'
T = 11.02'

N 77° 25' 17" W
(RAD)

Δ = 90° 01' 00"
R = 20.00'
L = 31.42'
T = 20.01'

S 56° 00' 00" W
11.85'

40'

GARFIELD AVENUE

N 56° 00' 00" E

• 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

5-5

SCALE: 1" = 20'

DRAWN BY JAT. DATE 5/1/89

SUBJECT R-37-889/R/W DEDICATION