

212256

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)

RECEIVED FOR RECORD  
Min. Post 2 o'clock P.M.

JUN 8 1990  
Recorded in Official Records  
of Riverside County, California  
William J. Pomeroy  
Recorder  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: 4201 & 4280 Brockton Avenue  
Building Permit

12709

GRANT DEED

BROCKTON INVESTMENT GROUP, a general partnership, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 1

That portion of the northerly rectangular half of the easterly rectangular half of Block 12, Range 11, of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the most easterly corner of said Block 12, Range 11;

THENCE South 28° 59' 00" West, along the northwesterly line of Brockton Avenue (formerly Walnut Street) as shown by Record of Survey on file in Book 65, Page 96 of Record of Surveys, records of Riverside County, California, a distance of 165.30 feet, more or less, to the southwesterly line of said northerly rectangular half of Block 12, Range 11;

THENCE North 60° 57' 30" West, along said southwesterly line, a distance of 11.00 feet to a line parallel with and distant 44.00 feet northwesterly, as measured at right angles, from the centerline of Brockton Avenue as shown by said Record of Survey;

THENCE North 28° 59' 00" East, along said parallel line, a distance of 145.81 feet to the beginning of a non-tangent curve concaving southwesterly, having a radius of 38.50 feet and to which the radial line bears North 89° 27' 25" East;

THENCE northerly to the left along said curve through a central angle of 60° 24' 55" an arc length of 40.60 feet to the southwesterly line of Twelfth Street as shown by said Record of Survey; said southwesterly line also being the northeasterly line of said Block 12, Range 11;

THENCE South 60° 57' 30" East, along said last mentioned southwesterly line, a distance of 44.46 feet to the POINT OF BEGINNING.

Area - 2,007 square feet, more or less.

Parcel 2

The northwesterly 11.00 feet of that portion of Block 12, Range 10 of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at a point in the easterly line of Brockton Avenue (formerly Walnut Street), 65.00 feet northerly from the southwesterly corner of said Block 12, Range 10;

THENCE northerly continuing along said easterly line of Brockton Avenue, a distance of 65.00 feet;

THENCE at a right angle easterly and parallel with the northerly line of Thirteenth Street, a distance of 150.00 feet;

THENCE at a right angle southerly, a distance of 65.00 feet;

THENCE at a right angle westerly, a distance 150.00 feet to the POINT OF BEGINNING.

Area - 715 square feet.

Dated June 7, 1990

DESCRIPTION APPROVAL 6/6/90  
Walter B. Inc by [Signature]  
SURVEYOR, CITY OF RIVERSIDE

BROCKTON INVESTMENT GROUP,  
a general partnership

By [Signature]

Title General Partner

By [Signature]

Title General Partner

APPROVED AS TO FORM

[Signature]  
ASST. CITY ATTORNEY

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 June 8, 1990

*[Handwritten Signature]*  
Real Property Services Manager  
of the City of Riverside

1098u/k

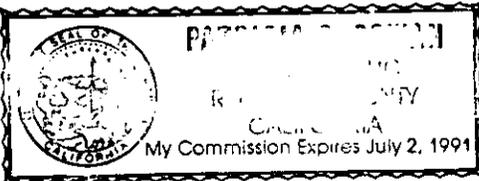
212256

STATE OF CALIFORNIA  
COUNTY OF Riverside ss.

On June 7, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared Donald C. Thomas & U.C. Smith, Jr.

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person that executed the within instrument as General partner(s), on behalf of Brookton Investment Group, the partnership therein named and acknowledged to me that the partnership executed it.

WITNESS my hand and official seal  
Signature [Handwritten Signature]



(This area for official notarial seal)

3003 (6/82) (Partnership) First American Title Company

