

454046

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

Mr. Past *[Signature]* 12.M.

DEC 14 1990

Recorded in Official Records of Riverside County, California

Recorder

Fees \$

[Signature]

FOR RECORDER'S OFFICE USE ONLY
12847

Project: TRACT 21188

GRANT DEED

H & L HAWARDEN GROUP, LTD., a California Limited 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 as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated Sept. 8, 1990

H & L HAWARDEN GROUP, LTD.
a California Limited Partnership

APPROVED AS TO FORM
[Signature]
CITY ATTORNEY

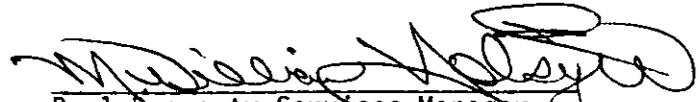
By *[Signature]*
YANG-CHANG HONG,
General Partner

454046

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 December 14, 1990


Real Property Services Manager
of the City of Riverside

1164u/b
07/19/90

EXHIBIT "A"

That portion of Section 12, Township 3 South, Range 5 West, San Bernardino Meridian described as follows;

COMMENCING at the northeast corner of Tract No. 19176 as shown by map on file in Book 178 of Maps at pages 19 through 25 inclusive thereof, Records of Riverside County, California, said corner also being the intersection of the northerly line of Overlook Parkway (having a half-width of 55.00 feet) and the west line of the southwest quarter of said Section 12 as shown on said map;

Thence North $00^{\circ} 16' 03''$ west along said west line, a distance of 494.73 feet to the northeast corner of Lot 12 of Osborne Heights as shown by map on file in Book 12 of Maps at pages 39 through 41 inclusive thereof, Records of Riverside County, California;

Thence South $84^{\circ} 08' 32''$ East on the easterly prolongation of the northerly line of said Lot 12, a distance of 45.72 feet for the TRUE POINT OF BEGINNING, point being in a non-tangent curve, concave to the west, having a radius of 567.00 feet, the radial line at said point bears South $83^{\circ} 38' 01''$ East;

Thence continuing South $84^{\circ} 08' 32''$ East along said easterly prolongation, a distance of 66.00 feet to a point in a non-tangent curve, concave to the west, having a radius of 633.00 feet, the radial line at said point bears South $83^{\circ} 41' 12''$ East;

Thence northerly along said curve, to the left, through a central angle of $08^{\circ} 18' 48''$, an arc distance of 91.84 feet to a point therein, the radial line at said point bears North $88^{\circ} 00' 00''$ East;

Thence South $88^{\circ} 00' 00''$ West, a distance of 66.00 feet to a point in a non-tangent curve, concave to the west, having a radius of 567.00 feet, the radial line at said point bears North $88^{\circ} 00' 00''$ East;

Thence southerly along said curve, to the right, through a central angle of $08^{\circ} 21' 59''$, an arc distance of 82.79 feet to the TRUE POINT OF BEGINNING.

Matthew E. Webb

Matthew E. Webb, L.S. 5529

7/18/90

Date

Prepared by: [Signature]

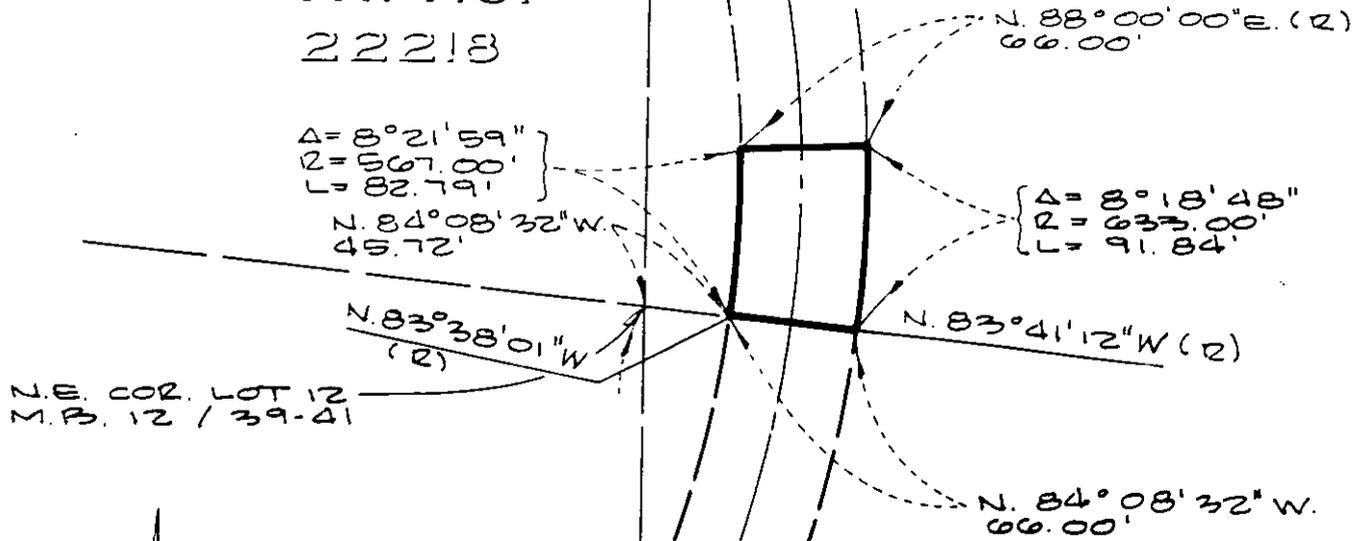
Checked by: [Signature]

DESCRIPTION APPROVAL 8/1/90
George P. Hutchinson by [Signature]
 SURVEYOR, CITY OF RIVERSIDE



FUT.
TR. NO.
22218

454046



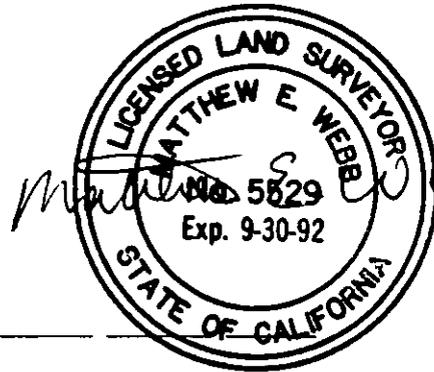
N.E. COR. LOT 12
M.B. 12 / 39-41



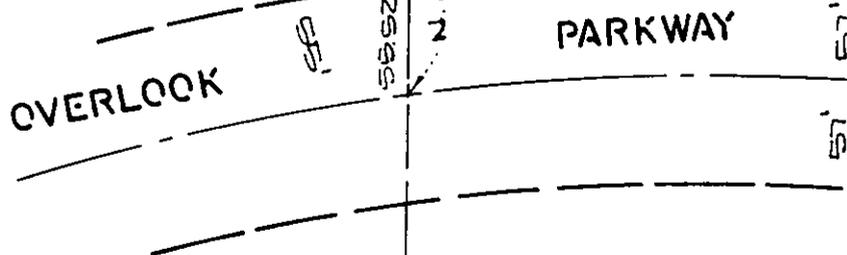
FUT.
TR. NO. 21188

N.E. COR. TRACT NO.
19176 M.B. 178 / 19-
25 DIV. CO. REC.

WYNDHAM HILL DRIVE
N. $00^{\circ} 16' 03''$ W. 492.12'
N. $06^{\circ} 12' 00''$ W. 221.20'



FUT.
TR. NO.
23678



CITY OF RIVERSIDE, CALIFORNIA

5/10-4

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

86-155

SCALE: 1" = 100'

DRAWN BY R.H. DATE 6/21/90

SUBJECT: TRACT NO. 21188

17847