

138003

When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00AM

APR 10 1998

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$ _____

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

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11111

TM

Project: **3436 University Ave.**
Building Permit
A.P.N. 213-311-004

GRANT DEED

HAVADJIA HOLDINGS, INC., as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Those portions of Block 8, Range 4 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:

PARCEL 1

The northwesterly 4.00 feet of the southeasterly 11.00 feet of the northeasterly 160.00 feet of said Block 8, Range 4;

EXCEPTING therefrom that portion conveyed to the City of Riverside by deed recorded February 20, 1967, as Instrument No. 13984 of Official Records of Riverside County, California.

PARCEL 2

The southwesterly 5.00 feet of the northeasterly 160 feet of the southeasterly 132.00 feet of said Block 8, Range 4;

EXCEPTING therefrom that portion lying within said Parcel 1 described above;

ALSO EXCEPTING therefrom that portion lying within that certain parcel of land conveyed to the City of Riverside by deed recorded February 20, 1967, as Instrument No. 13985 of Official Records of said Riverside County.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Mark S. Brown Prep. 3/25/98
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/99

Dated MARCH 27, 1998

HAVADJIA HOLDINGS, INC.
by [Signature]
title PRESIDENT
by _____
title _____

APPROVED AS TO FORM
[Signature]
SUPERVISING DEP. CITY ATTORNEY

GENERAL ACKNOWLEDGMENT

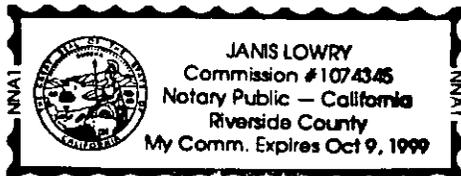
State of California }
County of RIVERSIDE } ss

On MARCH 27, 1998, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared

MARKIS HARADSIAN
Name(s) of Signer(s)

personally known to me -- OR -- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Janis Lowry

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator

() Individual(s)

() Trustee(s)

() Other

() Partner(s)

() General

() Limited

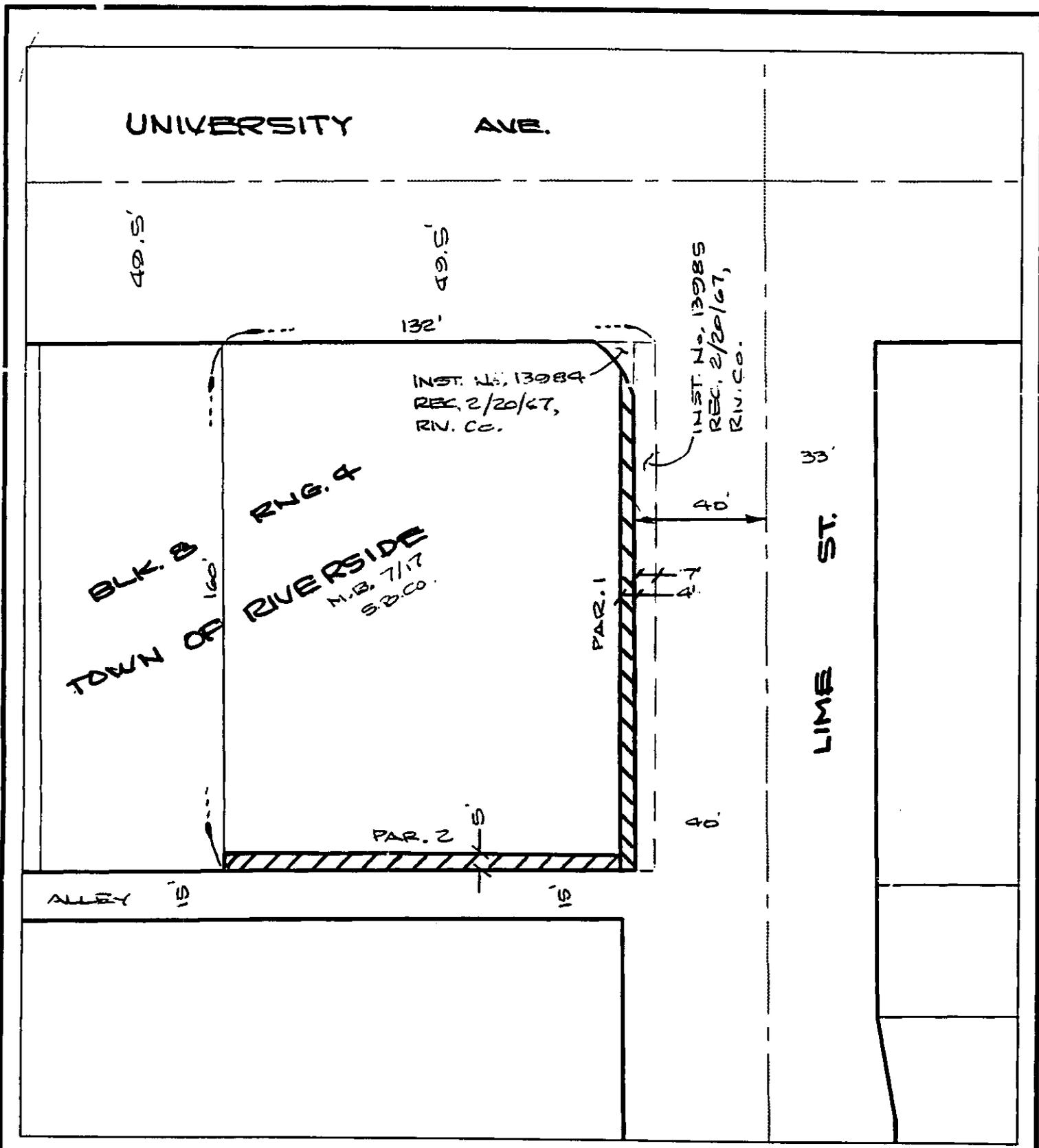
The party(ies) executing this document is/are representing:

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3/31/98

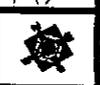
John Hard
Real Property Services Manager
of the City of Riverside



◆ 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



Scale: 1" = 40'

Drawn by: fwally

Date: 03/25/98

Subject: 3436 University Ave.