

12434

City Hall Orange Street
Riverside, Calif. 92501

PW - PM#47

DOCUMENTARY TRANSFER TAX	
\$	<input checked="" type="checkbox"/> None
Signature <i>[Signature]</i>	
CITY OF RIVERSIDE	

No. in Register
Add year of filing.

RECEIVED FOR RECORD
OCT 29 1971
10 Min. Past or Clock At Request of
[Signature]
Recorded in Official Records
of Riverside County, California
W.H. Balogh
Recorder
FEE \$ *[Amount]*

INDEXED

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO. _____

GRANT DEED

APPROVED AS TO FORM
[Signature]
CITY ATTORNEY

PENN-RIETTER MORTGAGE CO., a California corporation
_____, Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do es
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 I

That portion of Lot 276 of Camp Anza Subdivision No. 1 in the City
of Riverside, County of Riverside, State of California, as per map
recorded in Book 22, page 81 and 82 of Maps, together with that
portion of Cypress Avenue vacated by the County Board of Supervisors
on May 25, 1954, all as recorded in the office of the County
Recorder of said County, described as a whole as follows:

Beginning at the intersection of the North line of said Lot 276
with a line that is parallel with and distant Westerly, 205.00 feet,
measured at right angles, from the center line of Van Buren Boulevard
(formerly Street) as shown on said Subdivision; thence South 0°
18' 00" West, 11.00 feet along said parallel line to the intersection
with a line that is parallel with and distant Southerly 11.00 feet,
measured at right angles, from said North line; thence South 89°
28' 04" East, 135.08 feet along last mentioned parallel line to the
beginning of a tangent curve, concave Southwesterly and having a
radius of 20.00 feet; said curve also being tangent at its
Southerly terminus with a line that is parallel with and distant
Westerly 50.00 feet, measured at right angles, from said center line
of Van Buren Boulevard (formerly Street); thence Southeasterly along
said curve through a central angle of 89° 46' 04" an arc length
of 31.34 feet to last mentioned point of tangency; thence North
0° 18' 00" East, 11.00 feet to the beginning of a tangent curve,
concave Southwesterly and having a radius of 20.00 feet; said
curve also being tangent at its Westerly terminus with the
Easterly prolongation of said North line; thence Northwesterly
along last mentioned curve through a central angle of 89° 46' 04"
an arc length of 31.34 feet to last mentioned point of tangency;
thence North 89° 28' 04" West, 135.08 feet along said Easterly
prolongation and said North line to the point of beginning.

PARCEL II

That portion of Lot 276 of Camp Anza Subdivision No. 1, in the
ity of Riverside, County of Riverside, State of California, as per
p recorded in Book 22, Pages 81 and 82 of Maps, in the office of

D-7476

the County Recorder of said County, described as follows:

Beginning at a point in the North line of Philbin Avenue that bears North 89° 28' 46" West, 5.00 feet along said North line from the terminus of a tangent curve concave Northwesterly, having a radius of 20.00 feet and an arc length of 31.49 feet as shown on said Subdivision; said point also being the beginning of a tangent curve, concave Northwesterly and having a radius of 20.00 feet; last mentioned curve also being tangent at its Northerly terminus with a line that is parallel with and distant Westerly 55.00 feet, measured at right angles, from the center line of Van Buren Boulevard (formerly Street) as shown on said Subdivision; thence Northeasterly along last mentioned curve through a central angle of 90° 13' 14" an arc length of 31.49 feet to said point of tangency; thence North 0° 18' 00" East, 401.54 feet along said parallel line; thence North 2° 11' 46" East, 151.10 feet to the intersection with the East line of said Lot 276; thence South 0° 18' 00" West, along said East line to the beginning of said curve, concave Northwesterly, having a radius of 20.00 feet and arc length of 31.49 feet as shown on said subdivision; thence Southwesterly along last mentioned curve to said North line of Philbin Avenue; thence North 89° 28' 46" West, 5.00 feet along said North line of Philbin Avenue to the point of beginning.

1243

W. George C. Hunt, Jr., Surveyor

Dated October 6, 1971

[Signature]
PENN-RITTER MORTGAGE CO., a California corporation
By *[Signature]*
ALAN I. SANDORF, Vice President
By *[Signature]*
CARL D. MILLER, Assistant Secretary

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated October 6, 1971 from Penn-Ritter Mortgage Co., a California corporation

for Por. Lot 276 Camp Anza Subdivision #1, City of Riv., Map Book 22, P. 81 & 82

& Por. Cypress Ave. vacated by County Board of Supervisors 3-25-57.

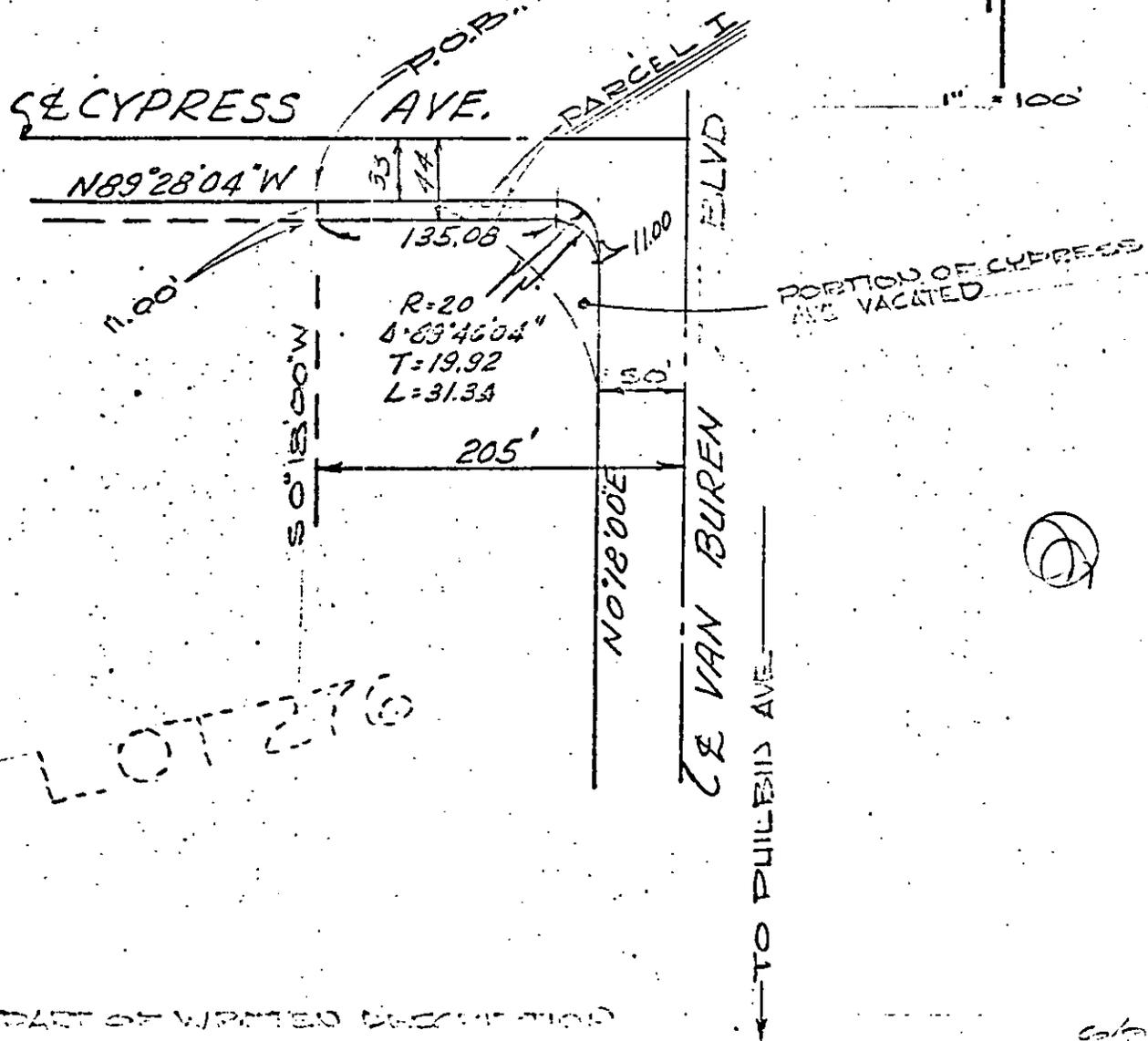
to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-25-66 by Inst. No. 123450, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated October 29, 1971

[Signature]
Property Services Manager

D-7476

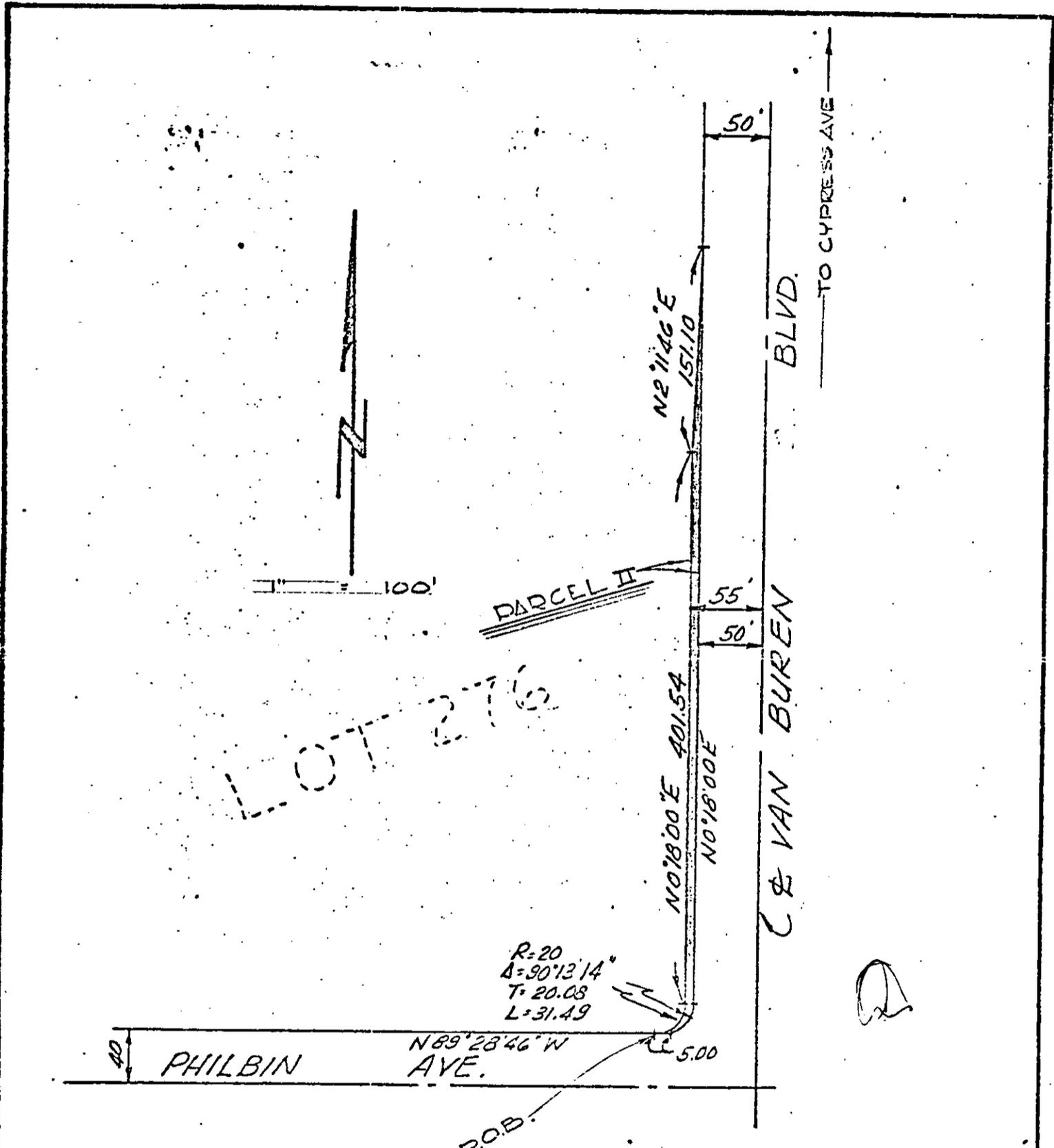
124341



PORT & PART OF WRITTEN DESCRIPTION		CITY OF RIVERSIDE	
Portion Lot 276, Camp Anza Subdivision No 1 M.B. 22-81, 82		DEED MAP	
PM# 41	8-5-71	ANDREASEN ENGINEERING CO. 777 E. Holt Avenue Pomona, Calif. NA 3-1595	937

D-7476

124344



NOT A PART OF WRITTEN DESCRIPTION

Portion Lot 276, Camp Anza
 Subdivision No. 1
 M.B. 22-81, 82

CITY OF RIVERSIDE

DEED MAP

PM# 41

8-5-71

ANDREASEN ENGINEERING CO.
 777 E. Holt Avenue
 Pomona, Calif.

NA 3-1595

937

Please record on behalf of and for the benefit of the City of Riverside.

124345

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

City Clerk's Office
City of Riverside
City Hall, 3711 Orange St.
Riverside, Calif. 92501
PW - PM#41

July 21, 1971
Validity by account recorded

RECEIVED FOR RECORD

OCT 29 1971

10 Min. Past 11 o'Clock
At Request of
City of Riverside

Recorded in Official Records
of Riverside County, California

W.W. Dwyer

Recorder
FEE \$ 10.00

INDEXED

TITLE ORDER NO

TITLE OFFICER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PARTIAL RECONVEYANCE #4556

PALM ESCROW CO., a corporation, of El Monte, California, as duly appointed Trustee under the Deed of Trust hereinafter referred to, having received from Beneficiary thereunder a written request to reconvey, in accordance with the terms of said Deed of Trust, all estate now held by said Trustee under said Deed of Trust in and to the hereinafter described property, said Beneficiary having presented said Deed of Trust and note or notes secured thereby for indorsement — said Deed of Trust having been executed by PENN-RITTER MORTGAGE CO., a Corporation

_____, Trustor, and recorded in the Official Records of Riverside County, California, as follows: Date 12/29/65 as Instr. No. 145164 in Book _____, Page _____;

Now, THEREFORE, in accordance with said request and the provisions of said Deed of Trust, PALM ESCROW CO., as Trustee, does hereby RECONVEY, without warranty, to THE PERSON OR PERSONS LEGALLY ENTITLED THERETO, all estate now held by it thereunder in and to that property situated in said county, state of California, described as follows:

AS ATTACHED

The remaining property described in said Deed of Trust shall continue to be held by said Trustee under the terms thereof. As provided in said Deed of Trust, this Partial Reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said Deed of Trust.

IN WITNESS WHEREOF, PALM ESCROW CO., as Trustee, has caused its corporate name and seal to be hereto affixed by its Secretary, thereunto duly authorized.

Dated October 18, 1971

PALM ESCROW CO., as Trustee,
By Dorcas Plics Secretary

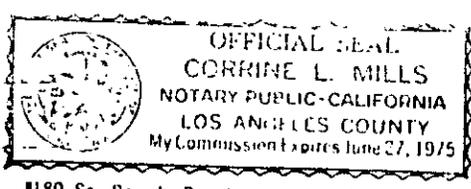
STATE OF CALIFORNIA, }
COUNTY OF Los Angeles } SS.

On October 13, 1971, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dorcas Plics known to me to be the Secretary of PALM ESCROW CO., the corporation that executed the foregoing instrument as such Trustee, and known to me to be the person who executed said instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same as such Trustee.

WITNESS my hand and official seal.

(Seal)
Signature Corrine L. Mills

Corrine L. Mills
Name (Typed or Printed)



1180 So. Beverly Dr., Los Angeles, Calif. 90034

Notary Public in and for said County and State

1243

**PARTIAL
CONVEYANCE**

Covered by Deed of Trust

**FROM
J M ESCROW CO.**

TRUSTEE

J M ESCROW

Box 192, F. M. S. S.

... Lot 276 of Camp Anza Subdivision No. 1 in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 22, page 81 and 82 of Maps, together with that portion of Cypress Avenue vacated by the County Board of Supervisors on May 25, 1954, all as recorded in the office of the County Recorder of said County, described as a whole as follows:

Beginning at the intersection of the North line of said Lot 276 with a line that is parallel with and distant Westerly, 205.00 feet, measured at right angles, from the center line of Van Buren Boulevard (formerly Street) as shown on said Subdivision; thence South 0° 18' 00" West, 11.00 feet along said parallel line to the intersection with a line that is parallel with and distant Southerly 11.00 feet, measured at right angles, from said North line; thence South 89° 28' 04" East, 135.08 feet along last mentioned parallel line to the beginning of a tangent curve, concave Southwesterly and having a radius of 20.00 feet; said curve also being tangent at its Southerly terminus with a line that is parallel with and distant Westerly 50.00 feet, measured at right angles, from said Center line of Van Buren Boulevard (formerly Street); thence Southeasterly along said curve through a central angle of 89° 46' 04" an arc length of 31.34 feet to last mentioned point of tangency; thence North 0° 18' 00" East, 11.00 feet to the beginning of a tangent curve, concave Southwesterly and having a radius of 20.00 feet; said curve also being tangent at its Westerly terminus with the Easterly prolongation of said North line; thence Northwesterly along last mentioned curve through a central angle of 89° 46' 04" an arc length of 31.34 feet to last mentioned point of tangency; thence North 89° 28' 04" West, 135.08 feet along said Easterly prolongation and said North line to the point of beginning.

PARCEL II

That portion of Lot 276 of Camp Anza Subdivision No. 1, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 22, Pages 81 and 82 of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the North line of Philbin Avenue that bears North 89° 28' 46" West, 5.00 feet along said North line from the terminus of a tangent curve concave Northwesterly, having a radius of 20.00 feet and an arc length of 31.49 feet as shown on said Subdivision; said point also being the beginning of a tangent curve, concave Northwesterly and having a radius of 20.00 feet; last mentioned curve also being tangent at its Northerly terminus with a line that is parallel with and distant Westerly 55.00 feet, measured at right angles, from the center line of Van Buren Boulevard (formerly Street) as shown on said Subdivision; thence Northeasterly along last mentioned curve through a central angle of 90° 13' 14" an arc length of 31.49 feet to said point of tangency; thence North 0° 18' 00" East, 401.54 feet along said parallel line; thence North 2° 11' 46" East, 151.10 feet to the intersection with the East line of said Lot 276; thence South 0° 18' 00" West, along said East line to the beginning of said curve, concave Northwesterly, having a radius of 20.00 feet and arc length of 31.49 feet as shown on said subdivision; thence Southwesterly along last mentioned curve to said North line of Philbin Avenue; thence North 89° 28' 46" West, 5.00 feet along said North line of Philbin Avenue to the point of beginning.

DESCRIPTION APPROVAL

By George D. [Signature] 10/20/71
S. Mayor

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

City Clerk's Office
City of Riverside
City Hall, 3711 Orange St.
Riverside, Calif. 92501

Minimum recording fee 4-1-73. Book and Page
number required. Identify by account number
and date of filing.

RECEIVED FOR RECORD

OCT 29 1971

10 Min. Past 1 o'clock

At Request of

City of Riverside

Recorded in Official Records
of Riverside County, California

W.H. Dwyer

Recorder

FEE \$

INDEXED

TITLE ORDER NO.

TITLE OFFICER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

28923 - LR

TO 431-1 C

PARTIAL RECONVEYANCE

TITLE INSURANCE AND TRUST COMPANY, a corporation, of Los Angeles, California, as duly appointed Trustee under the Deed of Trust hereinafter referred to, having received from Beneficiary thereunder a written request to reconvey, in accordance with the terms of said Deed of Trust, all estate now held by said Trustee under said Deed of Trust in and to the hereinafter described property, said Beneficiary having presented said Deed of Trust and note or notes secured thereby for indorsement—said Deed of Trust having been executed by PENN-RITTER MORTGAGE CO., A California Corporation

Tristor,
and recorded in the Official Records of Riverside County, California, as follows:

Date May 12, 1971 Instr. No. 49940 in Book _____, Page _____;

Now, Therefore, in accordance with said request and the provisions of said Deed of Trust, TITLE INSURANCE AND TRUST COMPANY, as Trustee, does hereby RECONVEY, without warranty, to THE PERSON OR PERSONS LEGALLY ENTITLED THERETO, all estate now held by it thereunder in and to that property situated in said county, state of California, described as follows:

PER LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF.

The remaining property described in said Deed of Trust shall continue to be held by said Trustee under the terms thereof. As provided in said Deed of Trust, this Partial Reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said Deed of Trust.

In Witness Whereof, TITLE INSURANCE AND TRUST COMPANY, as Trustee, has caused its corporate name and seal to be hereto affixed by its Assistant Secretary, thereunto duly authorized.

Dated October 20, 1971

TITLE INSURANCE AND TRUST COMPANY, as Trustee,

By Jack Stiles
JACK STILES Assistant Secretary

STATE OF CALIFORNIA,
COUNTY OF Riverside } ss.

On October 20, 1971, before me, the undersigned, a Notary Public in and for said State, personally appeared Jack Stiles, known to me to be an Assistant Secretary of TITLE INSURANCE AND TRUST COMPANY, the corporation that executed the foregoing instrument as such Trustee, and known to me to be the person who executed said instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same as such Trustee.

WITNESS my hand and official seal.

Signature Delores M. Hardy
Delores M. Hardy
Name (Typed or Printed)

OFFICIAL SEAL
DELORES M. HARDY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires Sept. 21, 1973

Please record on behalf of and for the benefit of the City of Riverside.

124346
124346



12111
City of Riverside, State of California, as per map recorded in Book 22, page 81 and 82 of Maps, together with that portion of Cypress Avenue vacated by the County Board of Supervisors on May 25, 1954, all as recorded in the office of the County Recorder of said County, described as a whole as follows:

Beginning at the intersection of the North line of said Lot 276 with a line that is parallel with and distant Westerly, 205.00 feet, measured at right angles, from the center line of Van Buren Boulevard (formerly Street) as shown on said Subdivision; thence South $0^{\circ} 18' 00''$ West, 11.00 feet along said parallel line to the intersection with a line that is parallel with and distant Southerly 11.00 feet, measured at right angles, from said North line; thence South $89^{\circ} 28' 04''$ East, 135.08 feet along last mentioned parallel line to the beginning of a tangent curve, concave Southwesterly and having a radius of 20.00 feet; said curve also being tangent at its Southerly terminus with a line that is parallel with and distant Westerly 50.00 feet, measured at right angles, from said Center line of Van Buren Boulevard (formerly Street); thence Southeasterly along said curve through a central angle of $89^{\circ} 46' 04''$ an arc length of 31.34 feet to last mentioned point of tangency; thence North $0^{\circ} 18' 00''$ East, 11.00 feet to the beginning of a tangent curve, concave Southwesterly and having a radius of 20.00 feet; said curve also being tangent at its Westerly terminus with the Easterly prolongation of said North line; thence Northwesterly along last mentioned curve through a central angle of $89^{\circ} 46' 04''$ an arc length of 31.34 feet to last mentioned point of tangency; thence North $89^{\circ} 28' 04''$ West, 135.08 feet along said Easterly prolongation and said North line to the point of beginning.

PARCEL II

That portion of Lot 276 of Camp Anza Subdivision No. 1, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 22, Pages 81 and 82 of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the North line of Philbin Avenue that bears North $89^{\circ} 28' 46''$ West, 5.00 feet along said North line from the terminus of a tangent curve concave Northwesterly, having a radius of 20.00 feet and an arc length of 31.49 feet as shown on said Subdivision; said point also being the beginning of a tangent curve, concave Northwesterly and having a radius of 20.00 feet; last mentioned curve also being tangent at its Northerly terminus with a line that is parallel with and distant Westerly 55.00 feet, measured at right angles, from the center line of Van Buren Boulevard (formerly Street) as shown on said Subdivision; thence Northeasterly along last mentioned curve through a central angle of $90^{\circ} 13' 14''$ an arc length of 31.49 feet to said point of tangency; thence North $0^{\circ} 18' 00''$ East, 401.54 feet along said parallel line; thence North $2^{\circ} 11' 46''$ East, 151.10 feet to the intersection with the East line of said Lot 276; thence South $0^{\circ} 18' 00''$ West, along said East line to the beginning of said curve, concave Northwesterly, having a radius of 20.00 feet and arc length of 31.49 feet as shown on said subdivision; thence Southwesterly along last mentioned curve to said North line of Philbin Avenue; thence North $89^{\circ} 28' 46''$ West, 5.00 feet along said North line of Philbin Avenue to the point of beginning.

DESCRIPTION APPROVAL

By *George D. Hill*
Mayor