

219456

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2499-11

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

JUN 15 1992

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$
Wm. [Signature]

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

Project: Citrus Grove Lands - Prop. 70

13285

X

GRANT DEED

FU MAI LIMITED PARTNERSHIP, a California limited partnership, who
acquired title as FU-MAI LTD., 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 Lot 1 of Block 25 3/4 of Arlington Heights, as
shown by map on file in Book 11, Pages 20 and 21 of Maps,
records of San Bernardino County, California, described as
follows:

BEGINNING at a point in the southeasterly line of said Lot 1,
which bears South 56° 22' 12" West (recorded South 56° 00' 00"
West), 879.85 feet from the most easterly corner of Lot 2 in
said Block;

THENCE South 80° 35' 12" West (recorded South 80° 13' 00"
West), 151.30 feet;

THENCE South 56° 21' 12" West (recorded South 55° 59' 00"
West), 103.59 feet (recorded 84.00 feet) to a point in the
southwesterly line of the northeasterly one-half of Gibson
Street as shown by said map of Arlington Heights;

THENCE South 33° 57' 53" East (recorded South 33° 59' 00" East), along said southwesterly line, 62.03 feet (recorded 62.00 feet), to a point in the southeasterly line of said Lot 1, extended southwesterly;

THENCE North 56° 22' 12" East (recorded North 56° 00' 00" East), along the southeasterly line of said Lot 1 and its extension southwesterly, 241.57 feet (recorded 221.68 feet) to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion lying within Gibson Street as shown by said map of Arlington Heights.

Area - 8,227.4 square feet, more or less.

Parcel 2

Lot 3 in Block 25 3/4 of Arlington Heights, as shown by map on file in Book 11, Pages 20 and 21 of Maps, records of San Bernardino County, California;

TOGETHER WITH that portion of the northeasterly one-half of Gibson Street as shown by said map of Arlington Heights, and as vacated by the Common Council of the City of Riverside by Resolution No. 970 (New Series) recorded July 24, 1926, in Book 682, Page 471, et seq., of Deeds, records of Riverside County, California, lying southeasterly of the southwesterly prolongation of the northwesterly line of said Lot 3, and lying northwesterly of the southeasterly line of the northwesterly one-half of Dufferin Avenue as shown by said map of Arlington Heights;

TOGETHER WITH that portion of the northwesterly one-half of Dufferin Avenue as shown by said map of said Arlington Heights, and as vacated by the Common Council of the City of Riverside by Resolution No. 970 (New Series) recorded July 24, 1926, in Book 682, Page 471, et seq., of Deeds, records of Riverside County, California, lying northeasterly of the southwesterly line of the northeasterly one-half of Gibson Street as shown by said map of Arlington Heights, and lying northwesterly of the northwesterly line of that certain right-of-way 60 feet wide as described in deed to the City of Riverside by document recorded July 5, 1924, in Book 544, Page 304, et seq., of Deeds, records of said Riverside County, and re-recorded February 19, 1926, in Book 544, Page 479, et seq., of Deeds, records of said Riverside County.

Area - 8.677 acres, more or less.

Parcel 3

That portion of Lot 1 in Block 25 1/2 of Arlington Heights, as shown by map on file in Book 11, Page 20 and 21 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the most easterly corner of Lot 3 in Block 25 3/4 of said Arlington Heights;

THENCE southwesterly along the southeasterly line of said Lot 3 to a point in the northwesterly line of that certain right-of-way 60 feet wide as described in deed to the City of Riverside by document recorded July 5, 1924, in Book 544, Page 304, et seq., of Deeds, records of Riverside County, California, and re-recorded February 19, 1926, in Book 544, Page 479, et seq., of Deeds, records of said Riverside County;

THENCE southwesterly along said northwesterly line to the point of intersection with the southwesterly line of the northeasterly one-half of Gibson Street as shown by said map of Arlington Heights;

THENCE northwesterly along said southwesterly line to the point of intersection with the southwesterly prolongation of the northwesterly line of Dufferin Avenue as shown by said map of Arlington Heights;

THENCE northeasterly along said southwesterly prolongation of the northwesterly line of Dufferin Avenue and along said northwesterly line of Dufferin Avenue and along said southeasterly line of Lot 3 to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion lying within Dufferin Avenue as shown by said map of Arlington Heights, and lying within Gibson Street as shown by said map of Arlington Heights.

Area - 1.032 acres, more or less.

DESCRIPTION APPROVAL 4/23/92
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE

FU MAI LIMITED PARTNERSHIP,
a California limited partnership

By [Signature]

By _____



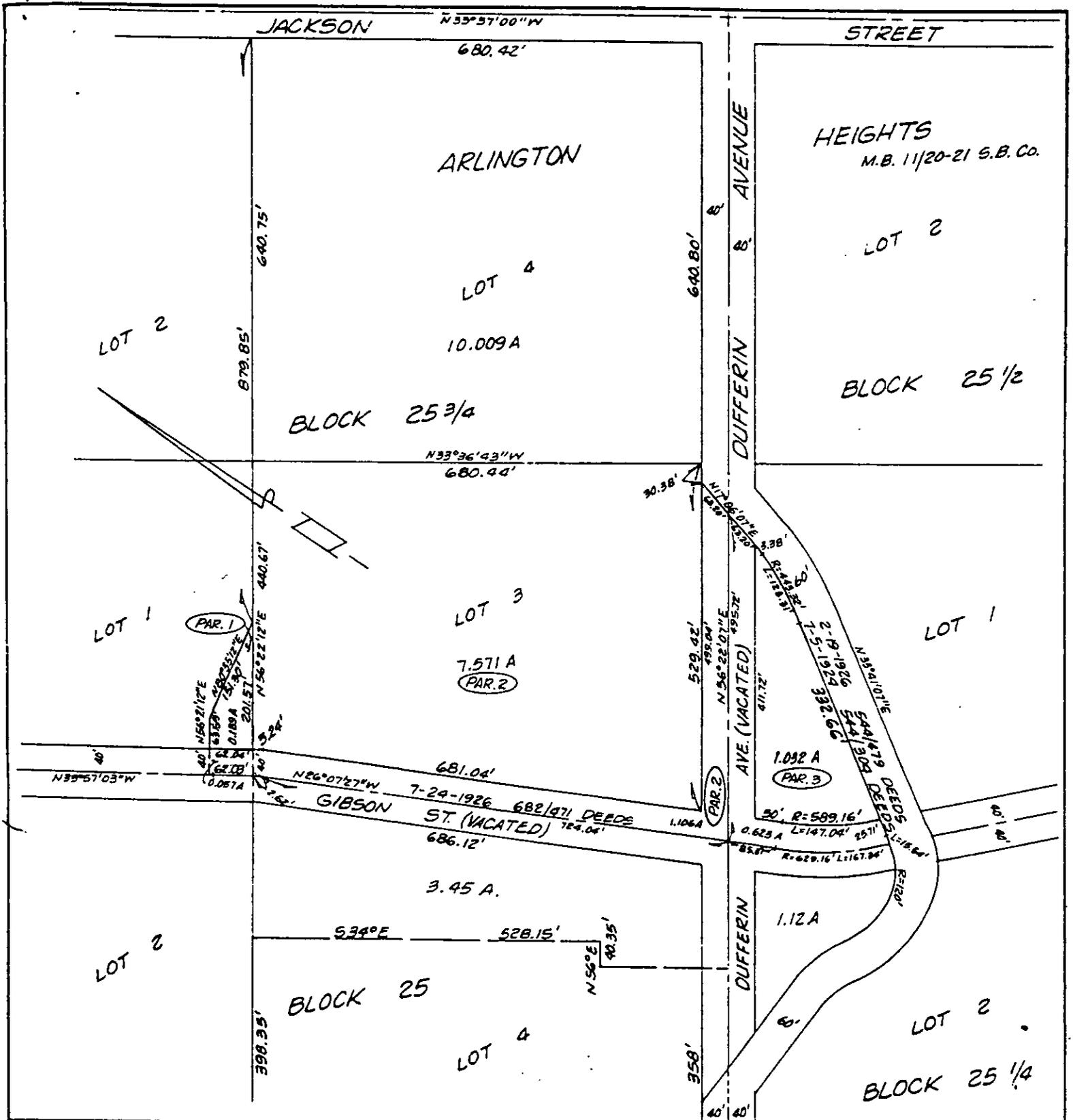
CONSENT TO RECORDATION

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 _____

Real Property Services Manager
of the City of Riverside

FU-MLTD.GD



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

5/56

SCALE: 1" = NTS

DRAWN BY Kgs DATE 10/15/91

SUBJECT CITRUS GROVE LANDS-PROP. 70 (FEE)