

148449 316165

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
AT 1:00 O'CLOCK

APR 22 1993

Recorded in Official Records
of Riverside County, California

William J. Anderson
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: MP-3-923
351 N. Orange Street
A.P.N. 246-082-005

13545

GRANT DEED

SCHWAN'S SALES ENTERPRISES, INC., a Minnesota corporation, 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 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 4-5-93

SCHWAN'S SALES ENTERPRISES, INC.,
a Minnesota corporation

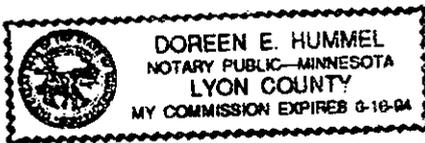
By *Adrian J. Anderson*
Adrian J. Anderson

Title Vice President

By *Donald Miller*

Title Secretary

Doreen E. Hummel



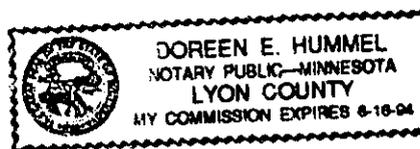
THIS DOCUMENT IS BEING RE-RECORDED TO COMPLETE THE NOTARY ACKNOWLEDGMENT.

State of Minnesota }
County of Lyon } ss

On April 5, 1993, before me, Doreen E. Hummel, a notary public of the State of Minnesota, personally appeared Adrian J. Anderson and Donald Miller, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument as Vice President and Secretary, respectively, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, Schwan's Sales Enterprises, Inc., upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature Doreen E. Hummel (Seal)



148449

CONSENT TO RECORDATION

316165

THIS IS TO CERTIFY that the interest in real property conveyed by this annexed instrument dated April 5, 1993 from Schwan's Sales Enterprises, Inc to the City of Riverside, a municipal corporation of the State of California, 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 on May 11, 1993, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: 8/10/93

Haki Hood
Property Services Manager

SCHWAN.GD/a

APPROVED AS TO FORM

Stan T. Yamamoto
Stan T. Yamamoto, City Attorney

148449

EXHIBIT "A"

That portion of Lot 142 of Map entitled, "Map of 10 Acre Lots The property of the S.C.C. Association situated in the Jurupa Rancho," on file in Book 7, Page 3 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at the northeasterly corner of Lot 16 as shown by map of the Addition to Bandini Donation, on file in Book 1, Page 3 of Record of Surveys, records of Riverside County, California;

THENCE North $76^{\circ}40'50''$ West, along the northerly line of said Lot 16, as shown by Record of Survey on file in Book 14, Page 58 of Record of Surveys, records of said Riverside County, a distance of 5.14 feet to the westerly line of Orange Street, as shown by said last mentioned Record of Survey, and the POINT OF BEGINNING of the parcel of land being described;

THENCE North $26^{\circ}57'30''$ East, along said westerly line, a distance of 1.21 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 1307.37 feet;

THENCE northeasterly to the left along said curve through a central angle of $10^{\circ}38'44''$ an arc length of 242.91 feet to the most easterly corner of that certain parcel of land described in deed to Schwan's Sales Enterprises, Inc., by document recorded August 16, 1988, as Instrument No. 232194 of Official Records of said Riverside County;

THENCE North $76^{\circ}52'50''$ West, along the northerly line of said last mentioned parcel of land, a distance of 3.00 feet to the beginning of a non-tangent curve concaving northwesterly having a radius of 1304.37 feet and to which the radial line bears South $73^{\circ}40'48''$ East; said point also being concentric with and distant 33.00 feet westerly, as measured radially, from the centerline of said Orange Street;

THENCE southwesterly to right along said non-tangent curve through a central angle of $10^{\circ}38'18''$ an arc length of 242.18 feet;

THENCE South $26^{\circ}57'30''$ West, along a line parallel with and distant 33.00 feet westerly, as measured at right angles, from said centerline of Orange Street, a distance of 1.94 feet to said northerly line of Lot 16;

THENCE South $76^{\circ}40'50''$ East, along said last mentioned northerly line, a distance of 3.09 feet to the POINT OF BEGINNING.

Area - 732.4 square feet, more or less.

DESCRIPTION APPROVAL *H. L. 193*
George P. Hutchinson
 SURVEYOR, CITY OF RIVERSIDE

148419

ADDITION TO BANDINI DONATION R/S 1/3 RIV CO.
LOT 17

$N76^{\circ}52'50''W$
295.10'±

$S73^{\circ}40'48''E(L.S.)$ 3'

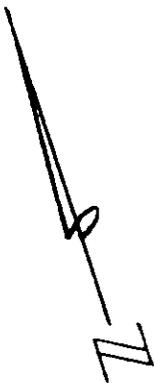
TO CENTER ST.

SCHWAN'S SALES ENTERPRISES
AUG. 16, 1988 #232194 O.R.

LOT 17 1/2

L=242.18'
3'

30'



R/S 14/58

FOR LOT 142
SCCA M.B. 7/3 S.B. CO.

LOT 17

ORANGE ST.

$R=1304.37'$ $\Delta=10^{\circ}38'18''$

$R=1307.37'$ $\Delta=10^{\circ}38'44''$ L=242.91'

276.26'±
 $N76^{\circ}40'50''W$ 279.35'

LOT 16

1.90'
3.09'
5.14'
30'
 $N26^{\circ}57'30''E$

REF: R/S 83/7

• 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

12/2

SCALE: 1"=NTS

DRAWN BY K95 DATE 1/29/93

SUBJECT MP-3-923

D 13545

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PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

316165

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AT 1:00 O'CLOCK

AUG 12 1993

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of Riverside County, California

W. J. [Signature] Recorded
Fees \$

THIS SPACE FOR RECORDER'S USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)