

178945

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 2:00 O'CLOCK**

APR 29 1994

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ *0*

FOR RECORDER'S OFFICE USE ONLY

Project: CUP-3-890
1855 Columbia Avenue
A.P.N. 210-030-007

13675

SL

GRANT DEED

COLUMBIA MINI MART, INC., a California 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 located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lots 4 and 5 of Orange Growers Bank Addition, as shown by map on file in Book 2, Page 40 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the southeast corner of Parcel 1, of Record of Survey on file in Book 48, Page 70 of Record of Surveys, records of said county;

THENCE North 89° 56' 00" West, along the southerly line of said Parcel 1, a distance of 146.92 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 25.00 feet;

THENCE northwesterly to the right along said curve through a central angle of 66° 38' 29" an arc length of 29.08 feet to the southwesterly line of said Parcel 1;

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THENCE North 23° 17' 31" West, along said southwesterly line, a distance of 128.91 feet to the most westerly corner of said Parcel 1;

THENCE South 60° 56' 19" East, along the northeasterly line of said Parcel 1, a distance of 8.19 feet to a line parallel with and distant 33.00 feet northeasterly, as measured at right angles, from the centerline of East La Cadena Drive as shown on said Record of Survey;

THENCE South 23° 17' 31" East, along said parallel line, a distance of 126.15 feet to the beginning of a non-tangent curve, concaving northeasterly and having a radius of 52.40 feet; the radial line to said beginning bears South 39° 01' 15" West;

THENCE southeasterly to the left along said last mentioned curve through a central angle of 19° 28' 21" an arc length of 17.81 feet to a line parallel with and distant 60.00 feet northerly, as measured at right angles, from the centerline of Columbia Avenue as shown on said Record of Survey;

THENCE South 89° 56' 00" East, along said last mentioned parallel line, a distance of 149.14 feet to the easterly line of said Parcel 1;

THENCE South 9° 10' 48" West, along said easterly line, a distance of 5.06 feet to the POINT OF BEGINNING.

Area - 1507.3 square feet.

Dated 3-15-94

COLUMBIA MINI MART, INC., a California corporation

By [Signature]

Title PRESIDENT

By [Signature]

Title SECRETARY



DESCRIPTION APPROVAL 3/15/94
[Signature] by [Signature]
SURVEYOR, CITY OF RIVERSIDE

GENERAL ACKNOWLEDGEMENT

State of California }
County of San Bernardino }^{ss}

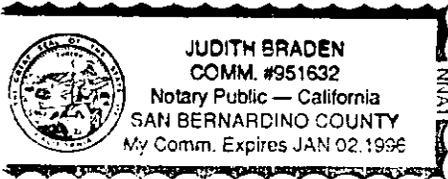
On 3.15.94, before me JUDITH BRADEN
(date) (name)

a Notary Public in and for said State, personally appeared

Dinesh H. & Sumitra D. Patel

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.

Judith Braden
Signature

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:

APPROVED AS TO FORM
Carolyn Confer 4/27/94
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

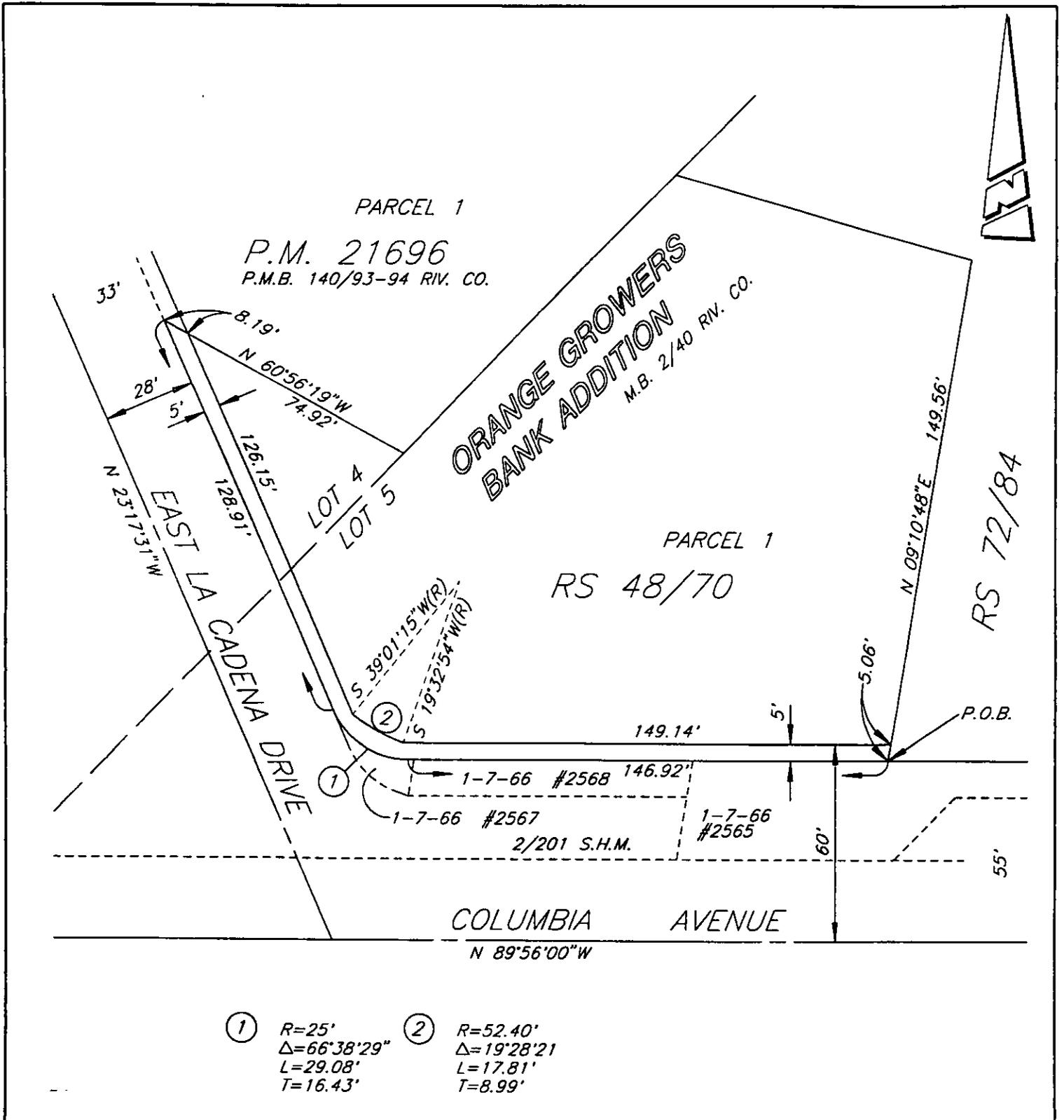
CONSENT TO RECORDATION

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

Dated 4/27/94

[Signature]
Real Property Services Manager
of the City of Riverside

COLUMBIA.DED



• 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

3/1

SCALE: 1"=40'

DRAWN BY: R.G.FANN DATE: 03/09/94

SUBJECT: CUP # 3-890