

When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

FEB 24 1995

FREE RECORDING

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

Recorded in Official Records of Riverside County, California



Recorder



Fees \$ _____

FOR RECORDER'S OFFICE USE ONLY

Project: 1691 University Avenue
Building Permit
A.P.N. 250-170-010

13795

GRANT DEED

RIVERSIDE-UNIVERSITY LIMITED, a California limited partnership, 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 Lot 57 in Section 19 of the East Riverside Land Co's., subdivision of Section 19 Township 2 South, Range 4 West, San Bernardino Meridian, as shown by map on file in Book 6, Page 44 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at the southwesterly corner of said Lot 57;

THENCE North 0°17'20" East, along the westerly line of said Lot 57, a distance of 17.00 feet to a point in a line parallel with and distant 50.00 feet northerly, as measured at right angles, from the centerline of University Avenue, as shown by Parcel Map No. 13803, on file in Book 74, Pages 3 and 4 of Parcel Maps, records of Riverside County, California; said point also being the southwesterly corner of that certain parcel of land described in deed to the City of Riverside by document recorded February 8, 1963, as Instrument No. 13994 of Official Records of said Riverside County;

THENCE South 89°45'46" East, along said parallel line, a distance of 22.00 feet to the southeasterly corner of said parcel of land described in said deed and the POINT OF BEGINNING of the parcel of land being described;

THENCE South 89°45'46" East, continuing along said parallel line, a distance of 178.00 feet to the westerly line of Parcel 1 of said Parcel Map No. 13803;

THENCE North 0°17'20" East, along said last mentioned westerly line and parallel with said westerly line of Lot 57, a distance of 8.50 feet to a line parallel with and distant 58.50 feet northerly, as measured at right angles, from said centerline of University Avenue;

THENCE North 89°45'46' West, along said last mentioned parallel line, a distance of 154.98 feet;

THENCE North 47°22'10" West, a distance of 31.15 feet to the easterly line of said parcel of land described in said deed;

THENCE South 0°17'20" West, along said easterly line, a distance of 29.50 feet to the POINT OF BEGINNING.

Area - 1754.7 square feet.

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



Mark S. Brown 2/16/95 Prep. Kor
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/95

Dated 2/21/95

RIVERSIDE-UNIVERSITY LIMITED, a California limited partnership

By ARCANUM INVESTMENTS INC, GENERAL PARTNER
By E.P. KRANITZ, PRESIDENT

GENERAL ACKNOWLEDGEMENT

State of California }
County of Los Angeles } ss

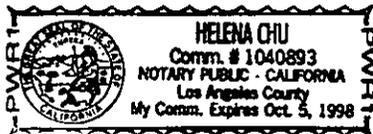
On February 21, 1995, before me HELENA CHU
(date) (name)

a Notary Public in and for said State, personally appeared

EPHRAIM PHILIP KRANITZ

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.

[Signature]
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:

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 2/23/95

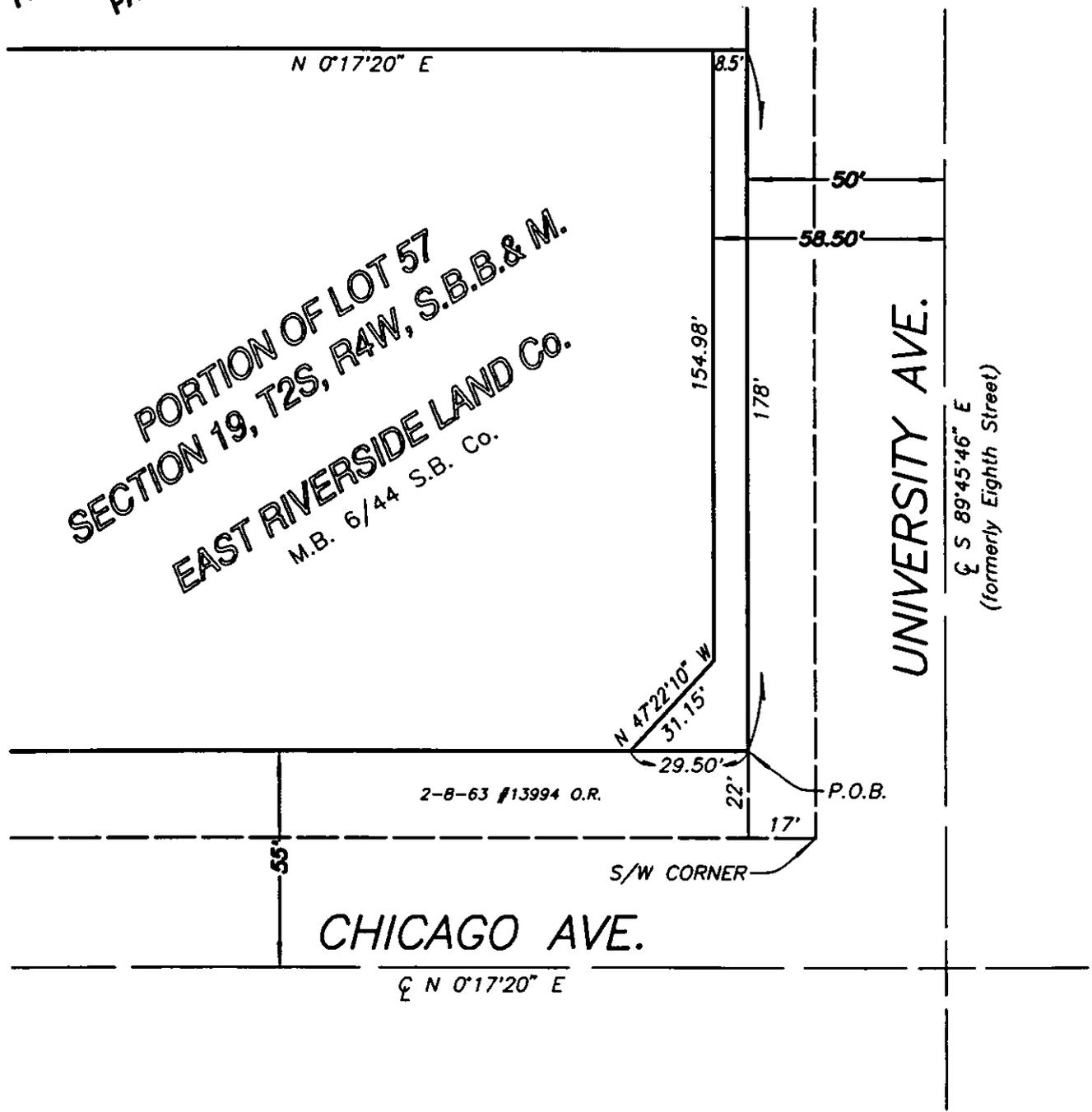
CITY OF RIVERSIDE

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

TRAK.DED

APPROVED AS TO FORM
[Signature]
CITY ATTORNEY

PARCEL MAP No. 13803
P.M.B. 74/3-4
PARCEL 1



● 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	12/19-3
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SCALE: 1"=40'	DRAWN BY: <i>Vg</i> DATE: 2/16/95	SUBJECT: 1691 UNIVERSITY AVENUE BUILDING PERMIT
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