

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

NOV 14 1995

13899

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 \$ 0

FOR RECORDER'S OFFICE USE ONLY

51

Project: Van Buren Hook-Ramp
A.P.N. 234-250-009, -011, & -012

7-85692

GRANT DEED

ROBERT FLORES and HELEN FLORES, also known as ROBERT S. FLORES and MARY HELEN FLORES, husband and wife as joint tenants, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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 Sept 14, 1995

Robert Flores
ROBERT FLORES
Mary Helen Flores
HELEN FLORES

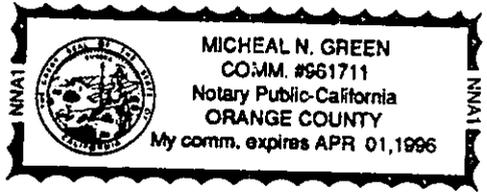
GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 9-14-95, before me Michael N. Green
(date) (name)

a Notary Public in and for said State, personally appeared
Robert Flores & Helen Flores
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.

Michael N. Green
Signature

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- (X) 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 9/19/95

CITY OF RIVERSIDE
[Signature]
Real Property Services Manager
of the City of Riverside

VANBUREN.DOC

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

EXHIBIT A

PARCEL 1:

ALL THAT PORTION OF LOTS 1 AND 2 IN BLOCK 29 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID BLOCK 29, WHICH BEARS SOUTH 56°01' WEST, 493.99 FEET FROM THE MOST NORTHERLY CORNER OF SAID BLOCK, SAID POINT BEING ALSO THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JOSE RODRIGUEZ AND MARIA RODRIGUEZ, HIS WIFE, BY DEED RECORDED DECEMBER 28, 1939 IN BOOK 440, PAGE 516 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 26°21' EAST, 96.83 FEET;

THENCE NORTH 68°11' EAST, 42.02 FEET, TO THE CENTER LINE OF THE ABANDONED CANAL RIGHT OF WAY OF THE RIVERSIDE WATER COMPANY, THE LAST 2 COURSES FOLLOWING ALONG THE WESTERLY AND SOUTHERLY LINES OF THAT CERTAIN PARCEL SO CONVEYED TO JOSE RODRIGUEZ AND MARIA RODRIGUEZ;

THENCE ALONG THE CENTER LINE OF SAID ABANDONED CANAL RIGHT OF WAY THE FOLLOWING 5 COURSES AND DISTANCES;

THENCE SOUTH 14°17' EAST, 38.06 FEET;

THENCE SOUTH 00°45' EAST, 124.65 FEET;

THENCE SOUTH 15°46' WEST, 116.26 FEET;

THENCE SOUTH 25°06' WEST, 66.85 FEET;

THENCE SOUTH 37°31' WEST, 85.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO PASCUAL ZUNIGA BY DEED RECORDED MARCH 29, 1940 IN BOOK 454, PAGE 432 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 33°59' WEST, ALONG THE EASTERLY LINE OF THAT CERTAIN PARCEL SO CONVEYED TO PASCUAL ZUNIGA AND THE NORTHERLY EXTENSION THEREOF, 238.40 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JOSE AGUILAR BY DEED RECORDED JANUARY 11, 1921 IN BOOK 539, PAGE 477 OF DEEDS, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 41°31' EAST, ALONG THE SOUTHERLY LINE OF THAT CERTAIN PARCEL SO CONVEYED TO JOSE AGUILAR, 77.47 FEET TO THE SOUTHEASTERLY CORNER THEREOF, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO PASCUAL ZUNIGA BY DEED RECORDED AUGUST 7, 1929 IN BOOK 821, PAGE 327 OF DEEDS, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 56°01' EAST, 50.00 FEET;

THENCE NORTH 33°59' WEST, 124.00 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 29, THE LAST 2 COURSES FOLLOWING ALONG THE SOUTHERLY AND EASTERLY LINES OF THAT CERTAIN PARCEL SO CONVEYED TO PASCUAL ZUNIGA LAST ABOVE MENTIONED;

THENCE NORTH 56°01' EAST ALONG SAID NORTHWESTERLY LINE OF BLOCK 29, 154.41 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF LOT 1 IN BLOCK 29 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID BLOCK 29, WHICH BEARS SOUTH 56°01' WEST, 643.40 FEET FROM THE MOST NORTHERLY CORNER OF SAID BLOCK, SAID POINT BEING ALSO THE MOST NORTHERLY CORNER OF A PARCEL OF LAND CONVEYED TO PASCUAL ZUNIGA BY DEED RECORDED AUGUST 7, 1929 IN BOOK 821, PAGE 327 OF DEEDS, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 33°59' EAST 120.00 FEET, BEING ALONG THE NORTHEASTERLY LINE OF SAID ZUNIGA PARCEL;

THENCE NORTH 56°01' EAST, 70.00 FEET;

THENCE NORTH 33°59' WEST, 120.00 FEET MORE LESS TO THE NORTHWEST LINE OF SAID BLOCK 29;

THENCE SOUTH 56°01' WEST, 70.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

AREA: 60,758 SQUARE FEET, MORE OR LESS

PARCEL 2:

ALL THAT PORTION OF LOT 1 IN BLOCK 29 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70 OF MAPS,

IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID BLOCK 29, WHICH BEARS SOUTH 56°01' WEST, 643.40 FEET FROM THE MOST NORTHERLY CORNER OF SAID BLOCK, SAID POINT BEING ALSO THE MOST NORTHERLY CORNER OF A PARCEL OF LAND CONVEYED TO PASCUAL ZUNIGA BY DEED RECORDED AUGUST 7, 1929 IN BOOK 821, PAGE(S) 327 OF DEEDS, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 33°59' EAST 120.00 FEET, BEING ALONG THE NORTHEASTERLY LINE OF SAID ZUNIGA PARCEL;

THENCE NORTH 56°01' EAST, 70.00 FEET;

THENCE NORTH 33°59' WEST, 120.00 FEET MORE OR LESS TO THE NORTHWEST LINE OF SAID BLOCK 29;

THENCE SOUTH 56°01' WEST, 70.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

AREA: 8,400 SQUARE FEET, MORE OR LESS.

PARCEL 3

THAT PORTION OF LOT 2 IN BLOCK 29 OF LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP RECORDED IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID BLOCK 29;

THENCE SOUTH 56°01' WEST, 698.4 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 33°59' EAST, 124.00 FEET;

THENCE SOUTH 41°31' WEST, 77.47 FEET;

THENCE NORTH 33°59' WEST, 143.40 FEET;

THENCE NORTH 56°01' EAST, 75.00 FEET TO THE TRUE POINT OF BEGINNING.

AREA: 10,028 SQUARE FEET, MORE OF LESS.

DESCRIPTION APPROVAL: 7,19,95

Amel S. B.
SURVEYOR, CITY OF RIVERSIDE

