

124328

When recorded mail to:

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

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

APR - 5 1996

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$

**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

D- 10000

Project: **5890 Wilderness Avenue  
Building Permit**

**GRANT DEED**

**HASSAN ROOSTAI, a single man**, 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:

Those portions of Lots 3 and 4 in Block 9 of TRACT NO. 4 of the RIVERVIEW ADDITION to the CITY OF RIVERSIDE, as shown by map on file in Book 7 of Maps, page 6 thereof, records of Riverside County, California, described as follows:

**BEGINNING** at the southwest corner of said Lot 3;

**THENCE** North 00°04'10" East, along the west line of Lot 3 and Lot 4, a distance of 444.04 feet to a point in the southwest line of that certain 150 foot wide parcel of land conveyed to the Metropolitan Water District of Southern California by deed recorded October 22, 1935, in Book 255, page 419 of Official Records of said Riverside County;

THENCE South 23°21'28" East, along said southwest line, 7.55 feet to a line which is parallel with and distant 3.00 feet easterly, as measured at right angle, from said west line of Lots 3 and 4;

THENCE South 00°04'10" West, along said parallel line, 405.06 feet;

THENCE South 44°59'06" East, 33.97 feet to a line which is parallel with and distant 8.00 feet northerly, as measured at right angle, from the south line of said Lot 3;

THENCE North 89°57'39" East, along said parallel line, 161.74 feet to said southwest line of said parcel conveyed to the Metropolitan Water District of Southern California;

THENCE South 23°21'28" East, along said southwest line, a distance of 8.71 feet to said south line of Lot 3;

THENCE South 89°57'39" West, along said south line of Lot 3, a distance of 192.25 feet to said POINT OF BEGINNING.

Area: 3,111 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 3/2/96 Date Prep. WF  
Mark S. Brown, L.S. 5655  
License Expires 9/30/99

Dated 4/2/96

Hassan Roostai  
HASSAN ROOSTAI

GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

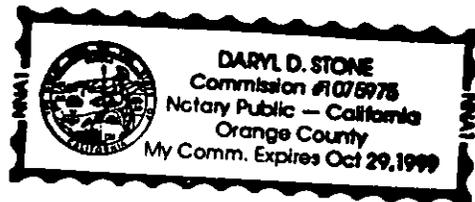
On 4-2-96, before me DARYL D. STONE  
(date) (name)

a Notary Public in and for said State, personally appeared

HASSAN ROOSTAI

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.

*Daryl D. Stone*  
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.

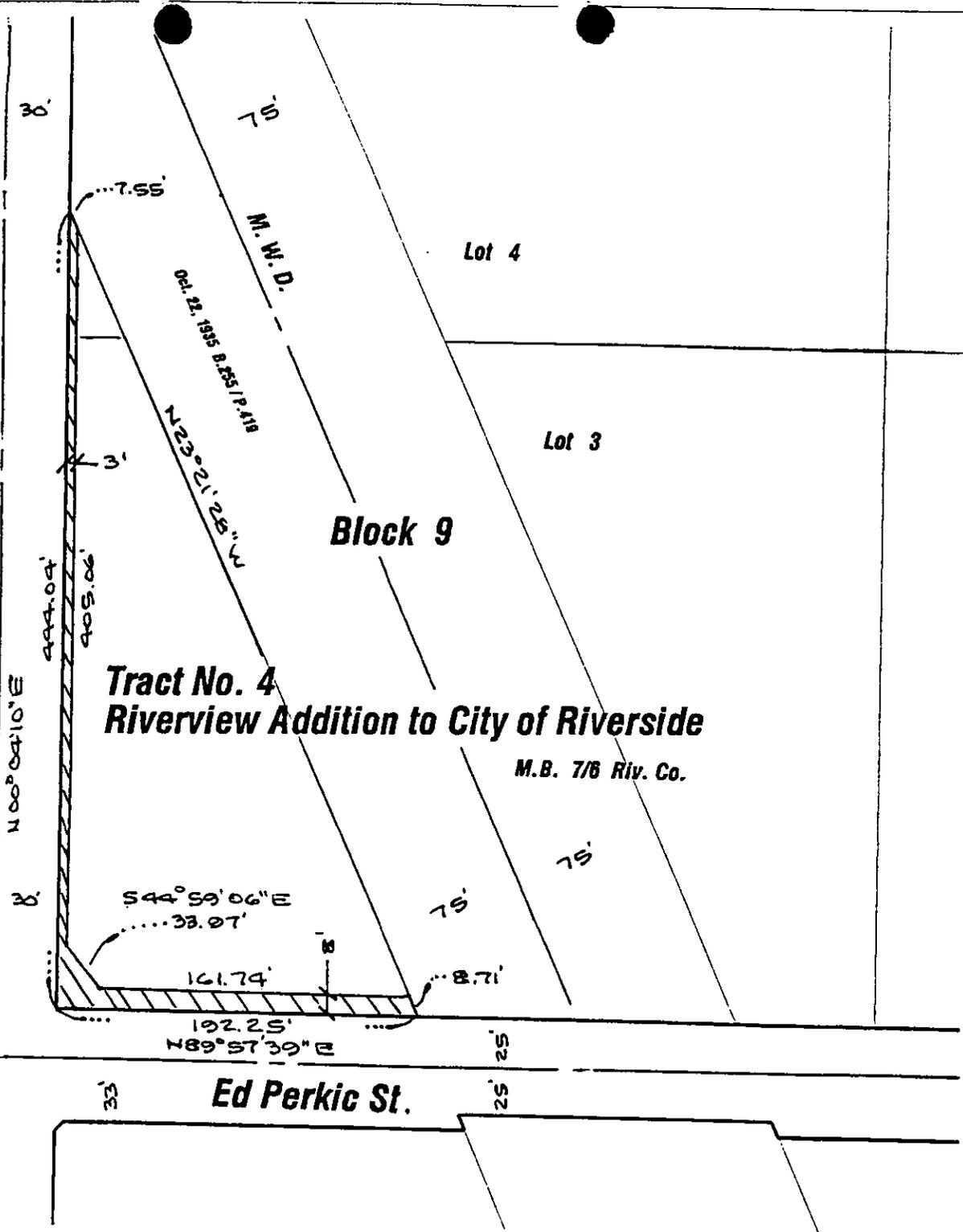
Dated 4/4/96 \_\_\_\_\_

*John Head*  
Real Property Services Manager  
of the City of Riverside

5890wild.bpm

APPROVED AS TO FORM  
*[Signature]*  
CITY ATTORNEY

Wilderness Ave.



**Tract No. 4  
Riverview Addition to City of Riverside**

M.B. 7/6 Riv. Co.

5890 Wilderness Ave.

**Symbology**

- Parcel Line
- ROW Line
- - - Project Limits Boundary
- · · Street Centerline
- · · Private Street Centerline

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.

36-S  
Map Produced on  
March 26, 1996



1 inch = 80 feet

Aerial photo taken on 4/19/95. The City of Riverside makes no warranty on the accuracy or source of the data shown on this map. This map shall not be reproduced or distributed. © Copyright 1995, City of Riverside, California.