

When recorded mail to:

493045

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

RECEIVED FOR RECORD  
AT 8:00AM

NOV 13 1998

**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

D- 11278

Project: **2111 Iowa Ave.**  
**MP-004-890**  
**APN 249-110-031**



**GRANT DEED**

**SUN AIR MANAGEMENT, 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 **Parcel 1 of Parcel Map 15312** as shown by map on file in Book 73 of Parcel Maps, pages 53 and 54 thereof, records of Riverside County, California, described as follows;

**BEGINNING** at the southeast corner of said Parcel 1;

**THENCE North 89°55'35" West**, along the southerly line of said Parcel 1, a distance of 41.00 feet to a line which is parallel with and distant 96.00 feet westerly, as measured at right angle, from the centerline of Iowa Avenue as shown on said Parcel Map;

**THENCE North 00°14'50" West**, along said parallel line, 75.00 feet to the beginning of a tangent curve concave easterly and having a radius of 156.00 feet;

**THENCE** northerly, along said curve, through a central angle of 22°37'12", an arc length of 61.59 feet to the beginning of a reverse curve concave westerly and having a radius of 156.00 feet; the radial line to the beginning of said reverse curve bears South 67°37'38" East.

**THENCE** northerly, along said reverse curve, through a central angle of 22°37'12", an arc length of 61.59 feet to a line which is parallel with and distant 72.00 feet westerly, as measured at right angle, from the centerline of said Iowa Avenue;

**THENCE North 00°14'50" West**, along said parallel line, 113.29 feet to the northerly line of said Parcel 1;

**THENCE South 89°46'20" East**, 17.00 feet to the northeast corner of said Parcel 1;

**THENCE South 00°14'50" East**, along the easterly line of said Parcel 1, a distance of 308.38 feet to said **TRUE POINT OF BEGINNING**.

**Area:** 8,484 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 9/30/98 Prep. WF  
 Mark S. Brown, L.S. 5655 Date  
 License Expires 9/30/99



Dated 10/27/98

**SUN AIR MANAGEMENT, INC.,**  
 a California corporation

by [Signature]

title Pres.

by [Signature]

title Vice President /  
 Measurer

GENERAL ACKNOWLEDGMENT

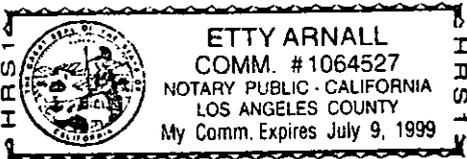
State of California }  
County of Los Angeles } ss

On October 27, 1998, before me Etty Arnall Notary Public  
(date) (name)

a Notary Public in and for said State, personally appeared

ABRAHAM WINTER Jeffrey Winter AND  
JEFFREY WINTER Jeffrey Winter  
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.

Etty Arnall

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

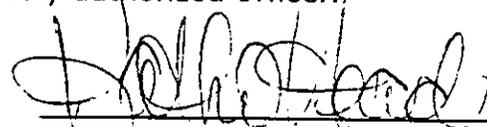
The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_

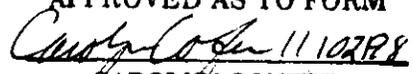
**CERTIFICATE OF ACCEPTANCE**  
(Government Code Section 27281)

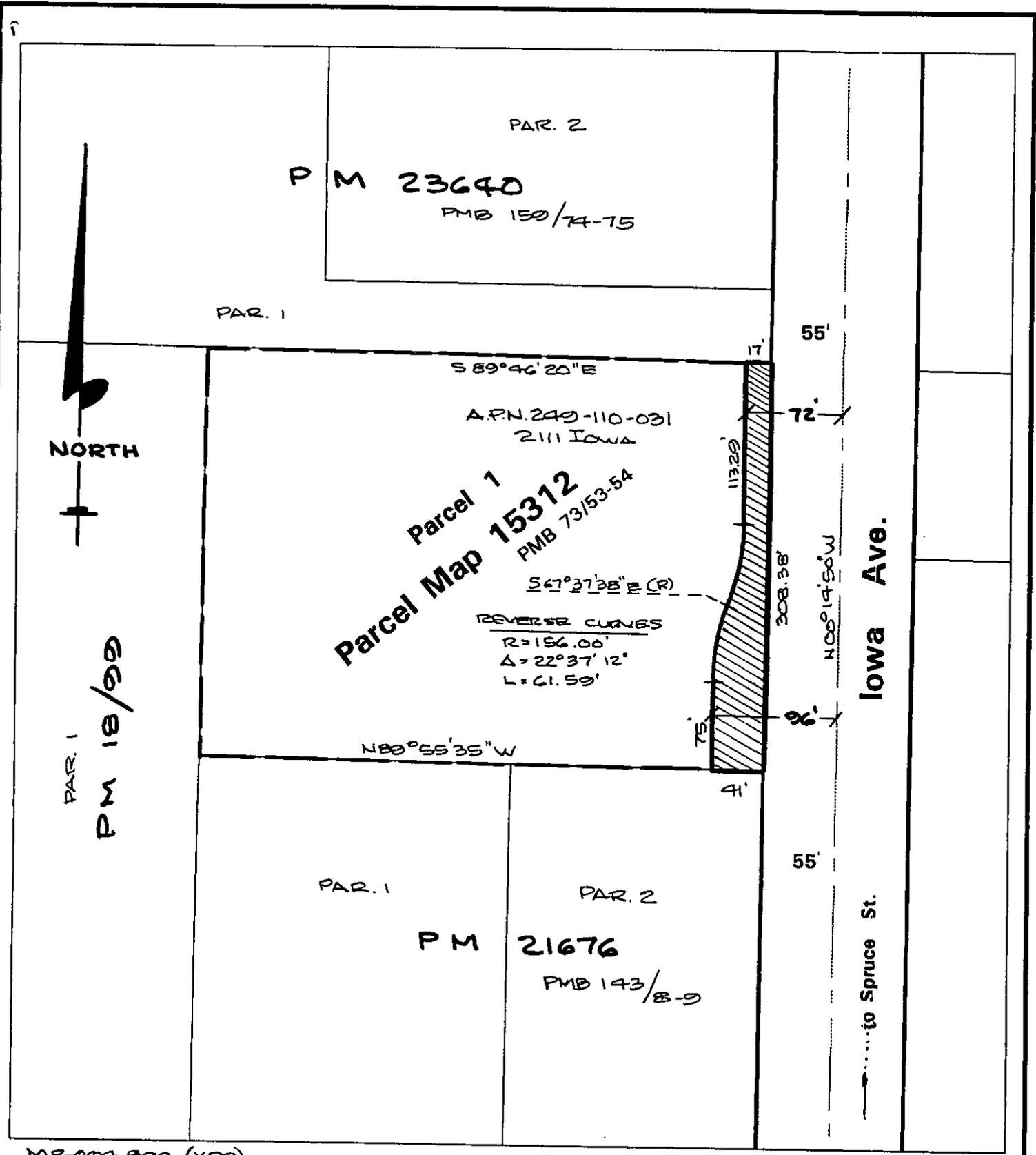
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 11/3/98

  
\_\_\_\_\_  
Real Property Services Manager  
of the City of Riverside

2111iowa.row

APPROVED AS TO FORM  
  
\_\_\_\_\_  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY



MP-004-890 (XPD)

(RT. TURN ROCKERS)

# ◆ CITY OF RIVERSIDE, CALIFORNIA ◆

26-4

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



Scale: 1" = 100'

Drawn by: fwally

Date: 09/30/98

Subject: 2111 Iowa Ave.