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CORPORATION GRANT DEED

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JOHNSON, INC., a corporation organized under the laws of the State of California, with its principal place of business at South Gate, California, in consideration of Ten Dollars, to it in hand paid, receipt of which is hereby acknowledged does hereby Grant to CITY OF RIVERSIDE, a municipal corporation, the property in the City of Riverside, County of Riverside, State of California, described as:

A Right of Way for street purposes over the Southerly 17 feet of the following described property:

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All that portion of Northwest Quarter of Northeast Quarter of Southwest Quarter of Fractional Section 34, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown by United States Government Survey, particularly described as follows:

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Commencing at the intersection of the Southeasterly line of Magnolia Avenue with the Easterly line of South Brockton Avenue as conveyed to the City of Riverside for street purposes, by Deed recorded February 2, 1921 in Book 494 page 397 of Deeds, records of Riverside County, California;

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Thence Southerly along said Easterly line, 94.50 feet to the Southwesterly corner of that certain parcel of land granted to R. Curt Smith, et ux., by Deed recorded February 18, 1930 in Book 839 page 287 of Deeds, records of said Riverside County, for the point of beginning;

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Thence Easterly along the South line of said parcel of land and parallel with the South line of Central Avenue, 245 feet to the Southeast corner of said parcel of land;

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Thence at a right angle Southerly and parallel with the Easterly line of said South Brockton Avenue, 355.3 feet to a point on the South line of that certain parcel of land conveyed to Chris Stevenson, et ux., by Deed recorded January 30, 1919 in Book 496 page 219 of Deeds, records of said Riverside County;

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Thence North $89^{\circ} 45'$ West, along the said South line, 245 feet to a point on the East line of said South Brockton Avenue;

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Said Right of Way being a portion of that certain 30 foot Right of Way acquired by the Grantor herein by Deed recorded February 24, 1951 in the office of the County Recorder of Riverside County, California, and being instrument No. 3500.

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IN WITNESS WHEREOF, said Corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary thereunto duly authorized, this 16th day of March, 1951

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JOHNSON, INC.

By /s/ W. A. Johnson President

By /s/ George Orton Secretary

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CORPORATION GRANT DEED

JOHNSON, INC., a corporation organized under the laws of the State of California, with its principal place of business at South Gate, California, in consideration of Ten Dollars, to it in hand paid, receipt of which is hereby acknowledged does hereby Grant to CITY OF RIVERSIDE, a municipal corporation, the property in the City of Riverside, County of Riverside, State of California, described as:

A Right of Way for street purposes over the Southerly 17 feet of the following described property:

All that portion of Northwest Quarter of Northeast Quarter of Southwest Quarter of Fractional Section 34, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown by United States Government Survey, particularly described as follows:

Commencing at the intersection of the Southeasterly line of Magnolia Avenue with the Easterly line of South Brockton Avenue as conveyed to the City of Riverside for street purposes, by Deed recorded February 2, 1921 in Book 494 page 397 of Deeds, records of Riverside County, California;

Thence Southerly along said Easterly line, 94.50 feet to the Southwesterly corner of that certain parcel of land granted to R. Curt Smith, et ux., by Deed recorded February 18, 1930 in Book 839 page 237 of Deeds, records of said Riverside County, for the point of beginning;

Thence Easterly along the South line of said parcel of land and parallel with the South line of Central Avenue, 245 feet to the Southeast corner of said parcel of land;

Thence at a right angle Southerly and parallel with the Easterly line of said South Brockton Avenue, 355.3 feet to a point on the South line of that certain parcel of land conveyed to Chris Stevenson, et ux., by Deed recorded January 30, 1919 in Book 496 page 219 of Deeds, records of said Riverside County;

Thence North 89° 45' West, along the said South line, 245 feet to a point on the East line of said South Brockton Avenue;

Thence North along said East line, 355.3 feet to the point of beginning;

Said Right of Way being a portion of that certain 30 foot Right of Way acquired by the Grantor herein by Deed recorded February 24, 1951 in the office of the County Recorder of Riverside County, California, and being instrument No. 3500.

IN WITNESS WHEREOF, said Corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary thereunto duly authorized, this 16th day of March, 1951

JOHNSON, INC.

By /s/ W. A. Johnson President

By /s/ George Orton Secretary