

GRANT DEED

For a valuable consideration, receipt of which is hereby acknowledged, D. I. Fluke and Myrtle E. Fluke, his wife; Walter K. Lewis and Carol M. Lewis, his wife; Howard H. Hays and Margaret M. Hays, his wife; and Walter Bye and Olga E. Bye, his wife, do hereby grant to City of Riverside, a municipal corporation, the real property in the City of Riverside, County of Riverside, State of California, described as:

That portion of the Southeast one-quarter of the Northeast one-quarter of Section 34 and a portion of the Southwest one-quarter of the Northwest one-quarter of Section 35, Township 2 South, Range 5 West, S.B.B. & M., described as follows:-  
Beginning at the Northwest corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 34;

Thence North 89° 26' 30" East along the North line of the said SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , a distance of 930.00 feet;

Thence Southeasterly on a curve, concave to the Southwest, having a radius of 1350 feet, thru an angle of 16° 55' 34", a distance of 398.81 feet;

Thence South 29° 39' 30" East, a distance of 158.35 feet;

Thence South 47° 02' 30" East, a distance of 95.91 feet;

Thence South 37° 33' East, a distance of 31.2 feet, to a point on the Northeasterly line of that certain parcel of land conveyed to Johnson Inc., by deed filed for record December 12, 1951 in the office of the County Recorder of said Riverside County as instrument #51468, said point being at the most easterly end of a curve concave to the south, with a radius of 1200 feet, the radial line at said point bears South 27° 10' 30" West;

Thence Northwesterly on a curve, concave to the Southwest, having a radius of 1200 feet, thru an angle of 27° 43', a distance of 560.5 feet; the initial radial line bears South 27° 10' 30" West;

Thence South 89° 26' 30" West and parallel with the North line of said SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , a distance of 930.00 feet, to a point on the West line of the said SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ ;

The last two courses and distances following along the Northerly line and the westerly extension of the Northerly line of the parcel conveyed to Johnson Inc., by the above referred to deed;

Thence North 00° 03' 30" West along the Westerly line of said SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , a distance of 150 feet to the point of beginning.

EXCEPTING THEREFROM, the westerly 25 feet thereof, conveyed to the County of San Bernardino by deed recorded January 23, 1878 in Book T, page 351 of Deeds, records of San Bernardino County, California.

This deed is given to help further the plan of the Riverside Planning Commission to provide for a limited access freeway in this area and now commonly known as the Dewey Avenue route. The deed is given and accepted with the understanding by and between the parties hereto, that this parcel of property herein above described is deeded to the City for street and highway purposes and for no other purpose. That furthermore it is agreed that should the property be not so used within a period of seven years, then in that event, upon written demand, the City will reconvey the above described property to the grantors, their heirs or assigns. Upon failure of the City to reconvey under the provision above set forth, the said property above described, the said property shall revert to the said grantors, their heirs or assigns.

Dated: December 12, 1951

/s/ Walter K. Lewis  
/s/ Carol M. Lewis  
/s/ Walter Bye

/s/ D. I. Fluke  
/s/ Myrtle E. Fluke  
/s/ Howard H. Hays  
/s/ Margaret M. Hays  
/s/ Olga E. Bye