

GRANT DEED

E. F. MARTIN and MABEL R. MARTIN, his wife, grantors, for a valuable consideration, receipt of which is hereby acknowledged, 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 follows:

That portion of Block 19 of the Riverside Land and Irrigating Company Lands, as shown by map recorded in Book 1 page 70 of Maps, San Bernardino County Records, particularly described as follows:

Beginning at a point on the Section line of Arlington Avenue which point bears South 89° 16' West, a distance of 2112.95 feet from the intersection of said Section line in Arlington Avenue with the center line of Riverside Avenue, as shown on map of Arlington Avenue Tract recorded in Book 24 page 67 of Maps, Riverside County Records; thence North 89° 16' East, a distance of 544.43 feet along the Section line in Arlington Avenue to a point; thence South 00° 44' East, a distance of 883.56 feet, more or less, to the center line of Riverside Water Company's Canal; thence Westerly following the center line of said canal along the arc of a curve concave to the North, having a radius of 134.64 feet and a central angle of 51° 08', a distance of 99.36 feet; thence North 69° 55' West, a distance of 154.24 feet; thence along the arc of a curve concave to the Southwest, having a radius of 533.71 feet and a central angle of 08° 08', a distance of 75.76 feet; thence North 78° 03' West, a distance of 219.31 feet to a point which is South 00° 35' 30" East, and distant 768.52 feet, more or less, from the point of beginning; thence North 00° 35' 30" West, a distance of 768.52 feet, more or less, to the point of beginning;

EXCEPTING THEREFROM the North 30 feet of the above described parcel, being a portion of Arlington Avenue.

SUBJECT TO: 1. Second installment of taxes for the fiscal year 1951-52.  
2. Covenants, conditions, restrictions, reservations and rights of way of record.

Dated November 26, 1951

/s/ E. F. Martin  
/s/ Mabel R. Martin

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Beginning at a point on the Section line of Arlington Avenue which point bears South 89° 16' West, a distance of 2112.95 feet from the intersection of said Section line in Arlington Avenue with the center line of Riverside Avenue, as shown on map of Arlington Avenue Tract recorded in Book 24 page 67 of Maps, Riverside County Records; thence North 89° 16' East, a distance of 544.43 feet along the Section line in Arlington Avenue to a point; thence South 00° 14' East, a distance of 883.56 feet, more or less, to the center line of Riverside Water Company's Canal; thence Westerly following the center line of said canal along the arc of a curve concave to the North, having a radius of 134.64 feet and a central angle of 51° 08', a distance of 99.36 feet; thence North 69° 55' West, a distance of 154.24 feet; thence along the arc of a curve concave to the Southwest, having a radius of 533.71 feet and a central angle of 08° 08', a distance of 75.76 feet; thence North 78° 03' West, a distance of 219.31 feet to a point which is South 00° 35' 30" East, and distant 763.52 feet, more or less, from the point of beginning; thence North 00° 35' 30" West, a distance of 763.52 feet, more or less, to the point of beginning;

EXCEPTING THEREFROM the North 30 feet of the above described parcel, being a portion of Arlington Avenue.

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  2. Covenants, conditions, restrictions, reservations and rights of way of record.

Dated November 26, 1951

/s/ E. F. Martin  
/s/ Label R. Martin