

GRANT DEED

1 ALLYSON J. MARGISON, a married woman, as a conveyance of her
2 separate property, for a valuable consideration, receipt of which
3 is hereby acknowledged, does hereby grant to CITY OF RIVERSIDE, a
4 municipal corporation, for public street purposes, and for use as
5 a freeway, that certain real property in the City of Riverside,
6 County of Riverside, State of California, described as follows:

7 A portion of Lot H Rivera Tract, as recorded in
8 Map Book 10, page 4, Records of Riverside County, and
9 further described as follows:

10 Beginning at the intersection of the northeasterly street
11 line of Crestmore Avenue and the line dividing Lots D &
12 E of said Rivera Tract; thence southeasterly along said
13 northeasterly street line a distance of 103.52 feet, more
14 or less, to the true point of beginning; thence North 29°
15 03' East, a distance of 29.00 feet, more or less, to a
16 point; thence southeasterly along a curve concave to the
17 southwest, having a radius of 725 feet, a radial line at
18 said point bearing South 54° 35' 30" West, a distance of
19 63.15 feet, more or less, to a point on the northeasterly
20 street line of Crestmore Avenue; thence northwesterly along
21 the said northeasterly street line of Crestmore Avenue a
22 distance of 55.76 feet, more or less, to the true point of
23 beginning and comprising an area of 0.2 acres, more or
24 less;

25 Also the underlying fee interest in the portion of Redmont
26 Boulevard adjacent to the granted land, which interest is
27 appurtenant to the granted land;

28 Together with any abutter's rights in the granted parcel
29 of land, including the rights of access thereto and of
30 ingress and egress to and from the remainder of land of
31 which the granted parcel is a part;

32 EXCEPT AND RESERVING to the Grantor and her successors
in interest, the right of access to the granted parcel of
land and the rights of ingress and egress to and from the
remainder of the land of which the granted parcel is a
part, over a strip of land twenty (20) feet in width, at
a location selected by the grantor.

Dated: October 29, 1953.

/s/ Allyson J. Margison

ck.

GRANT DEED

1 ALLISON J. MARGISON, a married woman, as a conveyance of her
2 separate property, for a valuable consideration, receipt of which
3 is hereby acknowledged, does hereby grant to CITY OF RIVERSIDE, a
4 municipal corporation, for public street purposes, and for use as
a freeway, that certain real property in the City of Riverside,
County of Riverside, State of California, described as follows:

5 A portion of Lot E Rivera Tract, as recorded in
6 Map Book 10, page 4, Records of Riverside County, and
further described as follows:

7 Beginning at the intersection of the northeasterly street
8 line of Crestmore Avenue and the line dividing Lots D &
9 E of said Rivera Tract; thence southeasterly along said
10 northeasterly street line a distance of 103.52 feet, more
11 or less, to the true point of beginning; thence North 29°
12 08' East, a distance of 29.60 feet, more or less, to a
13 point; thence southeasterly along a curve concave to the
14 southwest, having a radius of 725 feet, a radial line at
said point bearing South 54° 35' 30" West, a distance of
63.15 feet, more or less, to a point on the northeasterly
street line of Crestmore Avenue; thence northwesterly along
the said northeasterly street line of Crestmore Avenue a
distance of 55.76 feet, more or less, to the true point of
beginning and comprising an area of 0.02 acres, more or
less;

15 Also the underlying fee interest in the portion of Fairmount
16 Boulevard adjacent to the granted land, which interest is
appurtenant to the granted land;

17 Together with any abutter's rights in the granted parcel
18 of land, including the rights of access thereto and of
19 ingress and egress to and from the remainder of land of
which the granted parcel is a part;

20 EXCEPTING AND RESERVING to the Grantor and her successors
21 in interest, the right of access to the granted parcel of
22 land and the rights of ingress and egress to and from the
remainder of the land of which the granted parcel is a
part, over a strip of land twenty (20) feet in width, at
a location selected by the Grantor.

23 Dated: October 29, 1953.

24
25 Ack.

/s/ Allyson J. Margison