GRANT DEED

WILLIAM F. JONES, a married man, as his separate property. Grantor, for a valuable consideration, receipt of which is hereby acknowledged, does hereby grant to City of Riverside, a municipal corporation, the real property in the 2 City of Riverside, County of Riverside, State of California, described as Tollows: 3 I portion of Lot 3, Windsor Heights, as shown by map on File in Fook 12, page 10 of Maps, Records of Riverside County, California, being a strip of 12.1 20 feet 4 in right angle width and parallel with the Easterly line of Gratton Street as shown on said map, described by metes and bounds as follows: 5 Commercing at the Northeast corner of said Lot 3; Thence South 00 01! Fast clong 6 the East line of said Lot 3 to the Northeast corner of Lot 4 of said Mindser 7 Heights: THENCY South 890 54! West along the Forth line of said Lot 4, a distance of 291.55 feet to the Northwest corner of said Lot 4; 8 THEMOE South 680 41! West a distance of 505.90 feet to a point on the pasterly 9 line of said Lot 3 to the true point of beginning of the parcel to be described, said point also being on the lasterly line of Gratton Street; THENCE North 630 41' last a distance of 20.20 feet; 10 THE CT South 29° 28' East, parallel with and 20 feet distant from said masterly line of Gratton Street, a distance of 175.93 feet; 11 THE South 290 28' East, parallel with and 20 feet distant from said wasterly 12 line of Gration Street, a distance of 175.98 feet; THENCE along the arc of an 820 foot radius curve concave to the Southwest (the long chord of which bears South 23° 41: Last, 165.26 feet) through an argle of 13 110 3h: for a distance of 165.54 feet; THEMOE South 170 54' East a distance of 45.24 feet; 14 THENCE South 720 061 Heat a distance of 20.00 feet to a point on the basterly 15 line of said Gratton Street; THEMCE North 17° 54' lost along said Easterly line a distance of 45.24 feet; 16 THECON Northwesterly along the arc of an 800 foot radius curve concave to the Southwest (the long chord of which bears North230 41' West, 161.23 feet) through

THEMON Morth 290 28: West a distance of 179.84 feet to the true point of beginning

/s/ William F. Jones

Dated October 4, 1954

Ack.

an angle of 11° 34' for a distance of 161.50 feet;

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GRANT DEED

WILLIAM F. JONES, a married man, as his separate property, Grantor, for a valuable consideration, receipt of which is hereby acknowledged, does hereby 2 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: 3 A portion of Lot 3, Windsor Heights, as shown by map on file in Book 12, page 10 of Maps, Records of Riverside County, California, being a strip of land 20 feet 4 in right angle width and parallel with the Easterly line of Gratton Street as shown on said map, described by metes and bounds as follows: 5 Commercing at the Northeast corner of said Lot 3; Thence South 00 Ol: East along 6 the East line of said Lot 3 to the Northeast corner of Lot 4 of said Windsor 7 Heights: THENCE South 89° 54' West along the North line of said Lot 4, a distance of 291.55 feet to the Northwest corner of said Lot 4; THENCE South 68° 41' West a distance of 505.90 feet to a point on the Westerly line of said Lot 3 to the true point of beginning of the parcel to be described, said point also being on the Easterly line of Gratton Street; FHENCE North 68° 41' East a distance of 20.20 feet; 10 PHENCE South 290 281 East, parallel with and 20 feet distant from said Easterly 11 line of Gratton Street, a distance of 175.98 feet; THENCE South 290 28' East, parallel with and 20 feet distant from said Easterly 12 line of Gratton Street, a distance of 175.98 feet; THENCE along the arc of an 820 foot radius curve concave to the Southwest (the long chord of which bears South 230 411 East, 165.26 feet) through an angle of 13 11° 34: for a distance of 165.54 feet; THENCE South 17° 54' East a distance of 45.24 feet; 14 THENCE South 72° 06' West a distance of 20.00 feet to a point on the Easterly 15 line of said Gratton Street; THE CE North 17° 5h: West along said Easterly line a distance of 45.24 feet; 16 THENCE Northwesterly along the arc of an 800 foot radius curve concave to the Southwest (the long chord of which bears North23° 41' West, 161.23 feet) through an angle of 11° 34' for a distance of 161.50 feet; 17 THENCE North 29° 28' West a distance of 178.84 feet to the true point of beginning 18 19 /s/ William F. Jones Dated October 4, 1954 20 21 Ack.

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