

APPROVED AS TO FORM

GRANT DEED

*[Signature]*  
ASSI. CITY ATTORNEY

M & G PROPERTIES, INC., a corporation,

(Grantor - ~~Grantors~~)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
do es \_\_\_\_\_ hereby grant to the CITY OF RIVERSIDE, a municipal  
corporation, the real property in the City of Riverside, County of  
Riverside, State of California, described as follows: --

Description attached -

*MIF*

PARCEL NO. 1 -

All that portion of the northwest one-quarter of Section 32, Town-  
ship 2 South, Range 4 West, S.B.B. & M., described as follows:

Commencing at the center of said Section 32;

Thence N00°05'20"E, along the easterly line of the northwest one-  
quarter of said Section 32, a distance of 611.56 feet;

Thence N77°56'20"W, a distance of 153.34 feet to the true point of  
beginning;

Thence N77°56'20"W, a distance of 222.93 feet;

Thence S49°39'19"W, a distance of 457.35 feet to the most southerly  
corner of that certain Parcel "B" of land conveyed to the Riverside County Flood  
Control and Water Conservation District by Deed recorded October 21, 1959 in  
Book 2566 at page 463 thereof, Official Records of Riverside County, California;

Thence S20°16'10"W, a distance of 55.00 feet;

Thence S69°43'50"E, a distance of 202.72 feet;

Thence N20°16'10"E, a distance of 55.00 feet;

Thence N49°39'10"E, a distance of 493.83 feet to the point of beginning.

The above described parcel of land contains 2.1846 acres more or less.

PARCEL NO. 2 -

An easement for ingress and egress 55 feet in width over a portion of  
the northwest one-quarter of Section 32, Township 2 South, Range 4 West, S.B.B. & M.,  
the center line of said easement being described as follows:

Commencing at the southwest corner of the northwest one-quarter of said  
Section 32;

Thence N00°09'45"E, along the westerly line of said northwest one-quarter,  
a distance of 350.96 feet;

Thence easterly on a non-tangent curve concave to the south, having a  
radius of 3000.00 feet through an angle of 04°27'24", an arc length of 233.35 feet,  
(the initial radial line bears N08°12'04"W);

Thence N86°15'20"E, a distance of 438.31 feet to the point of beginning  
of the center line to be described;

Thence N83°46'20"E, a distance of 584.32 feet;

Thence easterly on a curve concave to the south, having a radius of  
1000.00 feet through an angle of 26°29'50", an arc length of 462.46 feet to a  
point 55.00 feet southerly of that certain parcel of land conveyed to the River-  
side County Flood Control and Water Conservation District by deed recorded Octo-  
ber 21, 1959, in Book 2566 at page 463 thereof, Official Records of Riverside  
County, California;

Thence S69°43'50"E, parallel with and 55.00 feet southerly, measured at  
right angles, to the southerly line of said parcel conveyed to the Riverside  
County Flood Control District, a distance of 417.86 feet to the end of said  
easement.

referred to above as Parcel No. 2

Upon development of the area which provides suitable access to the  
said transmission lines by public roads, this Agreement in whole, or in part,  
shall be vacated upon request of the Owners of Record.

237703-JW

*[Handwritten signatures and notes]*

STATE OF CALIFORNIA,

County of Riverside

} ss.

On April 3, 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Hunter G. Penn and O. P. Ladd

President and Secretary, respectively, known to me to be the of the M & G Properties, Inc.

the Corporation that executed the within Instrument, known to me to be the person who executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.

*Carole Ashe*

Carole Ashe

NAME (TYPED OR PRINTED)

Notary Public in and for said County and State.

ACKNOWLEDGMENT-CORPORATION-WOLCOTT'S FORM 222-REV. 3-61

77362

Dated April 3rd 19 64

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 4/13/64 From: M & G Prop. Inc. For: Sec. NW 1/4 Sec. 32 T25 R5W S. 18 1377 to the City of Riverside, a municipal corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-3-58 in Bk. 2374 O.R. pg. 339 Et Seq. Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 4/13/64 J. H. Hailley Property Management Officer

Return Deed to: Office of City Clerk  
Riverside, California

M & G PROPERTIES, INC.

By: Hunter G. Penn, Pres

By: O. P. Ladd, Secy

CANON

SPRINGS B.L.V.D.

UNIVERSITY DRIVE NORTH  
UNIVERSITY DRIVE  
UNIVERSITY DRIVE

ALCANTARA RD

DRIVE

DR. CREEK

CANON RD

CHEPLETT

31 | 32  
4 | 5

55' road ease

Sta. site

anchor  
anchor

SHERIFF'S TRAINING CENTER

LIMITS

PORTSMOUTH

Q 20' Easem't 35' East of N-S Section Q

anchor 5 ac

Point 'B' anchor

anchor 15 ac

529.10

T. 2 S., R. 4 W. S.B.B.M.

32 | 33  
5 | 6

T. 3 S., R. 4 W. S.B.B.M.

CITY

LIMITS

BR  
EAST

BOOK 3700 PAGE 465

62850

RECORDED  
MAY 22 1964  
COUNTY OF RIVERSIDE  
CALIFORNIA

RECEIVED FOR RECORD

MAY 22 1964

AT 9:00 O'CLOCK A.M.

At Request of  
TITLE INS. & TRUST CO.  
Recorded in Official Records

BOOK 3700 PAGE 462

Et. Seq., Records of Riverside County, California

*W. D. [Signature]*

FEES \$            Recorder

*Now*