

GRANT DEED

The CITY OF RIVERSIDE, a municipal corporation, organized and existing under and by virtue of the laws of the State of California, hereby grants to the STATE OF CALIFORNIA, all that real property situate in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot A, Rivera Tract, shown on a map recorded in Map Book 10, at Page 4, Records of Riverside County, described as follows:

Commencing at the southeast corner of said Lot A; thence North 11° 22' East, along the easterly line of said Lot A, a distance of one hundred five feet (105.00') to the true point of beginning.

Thence North 60° 52' West, parallel to the southerly line of said Lot A, a distance of seventy-four and one hundredths feet (74.01'); thence along a curve concave to the southwest, having a radius of eighteen hundred seventy-five feet (1875.00'), a distance of two hundred fifty-one feet (251'); thence North 29° 08' East, a distance of four hundred fifty feet (450.00'); thence South 60° 52' East, a distance of two hundred ten feet (210.00'), more or less, to a point in the easterly line of said Lot A; thence southerly by various courses along the easterly line of said Lot A to the true point of beginning.

EXCEPTING AND RESERVING unto the City of Riverside all water in and under the premises, together with the right to develop and extract such water for use off of the premises; provided, however, that the City shall not have the right to enter upon or disturb the surface of the premises conveyed herein. Riparian rights, if any, are not included in this reservation.

This conveyance is made upon condition that the State will commence construction of a State Armory on the premises within five (5) years from the date hereof and will thereafter prosecute such construction to completion with due diligence. Upon failure to so commence construction of such State Armory, title shall revert to the grantor.

IN WITNESS WHEREOF the City of Riverside, with the approval of the City Council, has caused this Grant Deed to be signed on behalf of the City by its Mayor and City Clerk.
DATED: December 8, 1953.

ATTEST: CITY OF RIVERSIDE, a municipal corporation

W.G. Waite

By

E. V. Dales

Mayor

City Clerk

CITY ATTORNEY
RIVERSIDE
CALIFORNIA

(SEAL)

on

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1 STATE OF CALIFORNIA)
2 COUNTY OF RIVERSIDE) ss

3 On this _____ day of February, 1954, before me,
4 ALBERT H. FORD, a Notary Public in and for said County and
5 State, personally appeared E. V. DALES, Mayor, and W. G. WAITE,
6 City Clerk of the City of Riverside, California, the municipal
7 corporation described in and which executed the within instrument,
8 and acknowledged to me that such municipal corporation executed
9 the same.

10 IN WITNESS WHEREOF, I have hereunto set my hand and
11 affixed my official seal the day and year in this certificate
12 first above written.

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ALBERT H. FORD
Notary Public in and for the County
of Riverside, State of California

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My Commission Expires July 16, 1954

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(SEAL)

18 APPROVED AS TO FORM

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Albert Ford
Riverside City Attorney

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21 APPROVED AS TO DESCRIPTION

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M. H. Irvine
Riverside City Engineer

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RECORDED 10/13/54

BOOK 1640 PAGE 163

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OFFICIAL RECORDS, RIV. CO.

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INSTRUMENT NO. _____

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