

DISTRICT	COUNTY	ROUTE	SECTION
VIII	Riv	19	Riv

#8356-A

# GRANT DEED (CORPORATION)

a corporation organized and existing under and by virtue of the laws of the State of \_\_\_\_\_  
 does hereby GRANT to the STATE OF CALIFORNIA all that real property in the City of Riverside  
 County of Riverside, State of California, described as:

**These portions of Lot T, and a 100 foot strip of land shown as  
 Crescent City Railroad, as shown on AMENDED MAP OF INDIAN HILL TRACT,  
 on file in Book 10 of Maps, Page 3, Records of said County, and a tri-  
 angular parcel of land lying Easterly of said lot T, described as a whole  
 as follows:**

**BEGINNING at a three-fourths inch iron pipe on the Northeastly  
 line of said Lot T, distant along said Northeastly line  
 North 33° 44' 50" West 235.00 feet from the Northeast corner of said lot  
 T; thence along the Westerly line of that certain parcel of land conveyed  
 to the City of Riverside by Deed recorded April 27, 1950 in Book 1168,  
 Page 33, Official Records of said County, North 13° 04' 30" West 203.24  
 feet to the Northeastly line of said 100 foot strip of land, said**

RECORDED 1-15-60  
 BOOK 2616 PAGE 186  
 OFFICIAL RECORDS, RIV. CO.  
 INSTRUMENT NO. 3775

1120

Northeasterly line being also the Southwesterly line of Crestmore Avenue, 50 feet wide as shown on said Map; thence along last said Northeasterly line South 33° 44' 58" East 1,029.57 feet; thence Course "A" North 47° 15' 31" West 396.52 feet; thence along a tangent curve concave Southwesterly with a radius of 500 feet, through an angle of 5° 47' 05", a distance of 50.48 feet; thence North 53° 02' 36" West 299.86 feet to the Southeasterly line of that certain parcel of land as conveyed to the Mission Inn Company by Deed recorded June 6, 1956 in Book 1923, Page 15, Official Records of said County, distant along said Southeasterly line South 32° 03' 25" West 116.15 feet from the POINT OF BEGINNING; thence along said Southeasterly line North 32° 03' 25" East 116.15 feet to the POINT OF BEGINNING.

ALSO, the underlying fee interest, if any, appurtenant to the above described portion of land in the adjoining public way (Crestmore Avenue).

Containing 2.01 acres, more or less, in addition to the part thereof in the adjoining public way.

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights, including access rights, appurtenant to grantor's remaining property, in and to said freeway.

EXCEPTING AND RESERVING however, unto grantor, his successors or assigns, the right of access to the freeway over and across the Southeasterly 396.52 feet of the course hereinbefore designated as Course "A".

ALSO EXCEPTING and reserving to the grantors herein, their successors and assigns, all water, water rights, oil, oil rights, minerals, mineral rights, natural gas, natural gas rights and other hydrocarbons by whatever name known that may be within or under the parcel of land hereinbefore described without, however, the right over to drill, dig or mine through the surface of said land therefor or otherwise in such manner as to endanger the safety of any highway that may be constructed on the lands hereby conveyed.

This conveyance is made subject to the provisions that no well will ever be drilled on or water extracted from the land herein conveyed.