

DISTRICT	COUNTY	ROUTE	SECTION
VIII	Riv	19	RIV

7035-6

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:

That portion of Lot A of RIVERA TRACT as shown by Map on file in Book 10, Page 4 of Maps, Records of said County, described as follows:
BEGINNING on the Northwestery line of that certain parcel of land conveyed to the State of California by Deed recorded October 13, 1974 in Book 1640, Page 163 of Official Records of said County, distant along said Northwestery line South 29° 45' 9" West 80.63 feet from the Northwest corner of said State of California parcel of land; thence along said Northwestery line South 29° 45' 9" West 230.31 feet; thence North 62° 49' 12" West 85.53 feet; thence North 64° 56' 21" West 472.65 feet; thence along a tangent curve concave Southeastery with a radius of 20 feet, through an angle of 151° 00' 03", a distance of 52.71 feet; thence South 94° 15' 02" West 1.61 feet to the Northwestery line of said

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lot A, being also the **Northeasterly** line of **Crescent Avenue**, 50 feet wide as shown on said Map; thence along said **Southeasterly** line North $12^{\circ} 44' 30''$ West 1,111.41 feet to the most **Westerly** corner of said lot A; thence along the **Northeasterly** line of said lot A, being also the **Southeasterly** line of **Rivers Street**, as shown on said Map, North $29^{\circ} 44' 41''$ East 22.35 feet; thence **Course "A"** South $15^{\circ} 57' 55''$ East 257.44 feet; thence along a tangent curve concave **Northeasterly** with a radius of 300 feet, through an angle of $12^{\circ} 07' 55''$, a distance of 105.87 feet; thence South $48^{\circ} 05' 50''$ East 292.46 feet; thence along a tangent curve concave **Northeasterly** with a radius of 200 feet, through an angle of $12^{\circ} 02' 51''$, a distance of 42.85 feet; thence South $60^{\circ} 08' 41''$ East 713.27 feet; thence South $98^{\circ} 18' 20''$ East 173.51 feet to the **POINT OF BEGINNING**.

Also, the underlying fee interest, if any, appurtenant to the above-described portion of lot A in the adjoining public ways (**Crescent Avenue and Rivers Street**).

Containing 6.15 acres, more or less, in addition to the part thereof in the adjoining public ways.

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.

EXEMPTING AND RESERVING, however, unto grantor, his successors or assigns, the right of access to the freeway over and across the courses hereinbefore designated as **Course "A"**.

Part of Grant, Book No. 57564

Also EXEMPTING 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 ever 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.