

CITY OF RIVERSIDE
and
RIVERSIDE CITY SCHOOL DISTRICT *Bk. 544 - P. 266*

THIS INDENTURE, made the 27th day of February, 1923, by and between ~~the~~ CITY OF RIVERSIDE, a municipal corporation of the County of Riverside, State of California, party of the first part, and RIVERSIDE CITY SCHOOL DISTRICT, of the same place, party of the second part,

WITNESSETH: That for and in consideration of the sum of \$1.00 in hand paid by the party of the second part to the party of the first part, receipt where is hereby acknowledged, and other valuable consideration, the party of the first part does by these presents grant bargain, sell, convey and confirm unto the said party of the second part and to its successors and assigns forever, all that certain lot or parcel of land situate in the CITY OF RIVERSIDE, County of Riverside, State of California and bounded and particularly described as follows, to-wit:

A portion of Lot 166 of the Southern California Colony Association Lands, as recorded in Book 7 of Maps, page 3 of records of San Bernardino County, State of California, said portion being described as follows, to-wit:

Beginning at the Southeasterly corner of Lot 166; thence North 60° 56' West, along the Southerly line of said Lot 84.02 feet to the Northerly line of Terracina Drive as now laid out, said drive being 50 feet wide; thence North 42° 45' West along the Northerly line of said drive 55.54 feet; thence continuing westerly on the Northerly line of said drive on the arc of a circle concave to the South and having a radius of 175 feet at a distance of 55.53 feet; thence North 60° 56' West along the Northerly side of said drive 329.50 feet; thence Northwesterly on the arc of a circle concave to the Northeasterly and having a radius of 29 feet, a distance of 52.27 feet to a point on the Easterly property line of Magnolia Avenue, said Avenue being 100 feet in width; thence North 42° 20' East along the Easterly line of said avenue 615.25 feet more or less, to the Northerly line of said Lot 166; thence South 60° 56' East 408.60 feet, more or less, to the Northeasterly corner of said Lot; thence South 29° 04' West along the Easterly line of said Lot 661.0 feet, more or less to the point of beginning, containing 7.38 acres, more or less.

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Also, a portion of Lot 14, of the Poly Tract, as recorded in Book 8 of Maps, page 56, records of Riverside County, State of California, said portion being described as follows, to-wit:

Beginning at the Northeasterly corner of said Lot 14, thence North $60^{\circ} 56'$ West along the Northerly line of said Lot 84.02 feet to its intersection with the Northerly line of Terracina Drive as now laid out, said drive being 50 feet in width, thence South $42^{\circ} 45'$ East along the Northerly line of said drive 60.11 feet; thence continuing easterly on the North line of said drive on the arc of a circle concave of the North and having a radius of 125 feet a distance of 27.55 feet to the Easterly line of said Lot 14; thence Northerly $29^{\circ} 04'$ East along the Easterly line of said lot 14 a distance of 24.40 feet to the point of beginning, containing .05 of an acre. All of the lands herein conveyed are shown bounded by a red line on a map hereto attached and made a part hereof.

TOGETHER, with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto the said party of the second part and to its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed by its Mayor, and attested by its Clerk in accordance with a resolution of the Common Council of the City of Riverside duly passed.

(City of Riverside Seal)

City of Riverside,

By S. C. Evans, Mayor,

Attest, C. B. Burns, Clerk

Received for record

Dec. 12, 1923

