

G R A N T D E E D

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

WHEREAS, the City of Riverside, acting by and through its Board of Public Utilities, has purchased the hereinafter described real property for a total price and consideration of Nine Thousand Five Hundred Dollars (\$9,500.00) as and for a municipal utility; and,

WHEREAS, the Mayor and Council of said City of Riverside consented to said purchase by Resolution No. 4486 adopted and approved on the 14th day of December, 1948;

NOW, THEREFORE, in consideration of the payment of \$9,500.00, lawful money of the United States, MARY S. EVANS, as Grantor, does hereby grant unto CITY OF RIVERSIDE, its successors and assigns forever, all those two certain parcels of land situate in the County of Riverside, State of California, described as follows, to-wit:

PARCEL 1:

All that portion of Lots 2 and 3 of Amended Map of Indian Hill Tract, as shown by map on file in Book 10, page 3 of Maps, records of Riverside County, California, particularly described as follows:

Beginning at the common corner of Lots 2 and J, as shown on said map, being on the southwesterly line of the Crescent City Railway right-of-way;

Thence South 81° 19' West, 969.1 feet;

Thence South 23° 47' West, 1171.9 feet to the southwesterly corner of Lot J as shown on said map;

Thence continuing South 23° 47' West, 1787.19 feet to an angle point in the westerly line of the parcel conveyed to David F. Pipes, by deed recorded January 9, 1926, in Book 544, page 466 of Deeds, records of said Riverside County;

The last three courses and distances following along the easterly line of said Lot 2;

Thence leaving the easterly line of said Lot 2, South 5° 16' West, 720.8 feet;

Thence South 62° 10' East, 142 feet;

Thence North 52° 12' East, 190 feet;

Thence North 60° 19' East, 570.31 feet;

Thence North 31° 50' East, 159.49 feet to the most westerly corner of the parcel conveyed to the City of Riverside by deed recorded December 6, 1939, in Book 437, page 426 of Official Records of said Riverside County;

The last five courses and distances following along the line of the parcel so conveyed to David F. Pipes:

Thence South 32° 52' East, 1085.82 feet;

Thence southerly to an angle point on the northerly line of that certain parcel of land conveyed to Service Gravel Company, a co-partnership, by quitclaim deed recorded May 27, 1941, in Book 502, page 539 of Official Records of said Riverside County, which bears North 39° 04' 30" East, 573 feet from the most westerly corner of Lot 12 of Lakehill Manor,

1 as shown by map on file in Book 20, pages 1 and 2 of Maps, records of said  
 Riverside County;

2 Thence South  $39^{\circ} 04' 30''$  West, 573 feet;

3 Thence South  $66^{\circ} 30' 30''$  West, 172 feet;

4 Thence South  $52^{\circ} 38' 30''$  West, 278 feet to a point on the southerly line  
 of Lot 3 of said Amended Map of Indian Hill Tract, which said point bears North  
 5  $61^{\circ} 02'$  West (formerly recorded North  $60^{\circ} 59'$  West) 146.4 feet from the North-  
 westerly right-of-way line of Aurora Drive;

6 The last three courses and distances following along the line of the parcel  
 conveyed to Service Gravel Company by the above referred to deed;

7 Thence North  $60^{\circ} 59'$  West, along the southerly line of said Lot 3, 219 feet  
 to an angle point in said southerly line;

8 Thence South  $56^{\circ} 05'$  West, along said southerly line, 385.3 feet;

9 Thence South  $43^{\circ} 19'$  West, along said southerly line, 700.8 feet to an  
 angle point in said line;

10 Thence continuing South  $43^{\circ} 19'$  West, to a point on the last course of  
 that certain parcel of land conveyed to the City of Riverside by deed recorded  
 March 14, 1930, in Book 722, page 493 of Deeds, records of said Riverside County,  
 said last course being described as South  $67^{\circ} 59'$  East, 405.97 feet;

11 Thence North  $67^{\circ} 59'$  West, along said course to the beginning of a curve  
 concave southerly, having a radius of 550 feet and a central angle of  $37^{\circ} 07'$ ;

12 Thence along said curve, a distance of 356.29 feet;

13 Thence South  $74^{\circ} 54'$  West, 231.68 feet to the beginning of a curve concave  
 southerly, having a radius of 1050 feet, and a central angle of  $6^{\circ} 41'$ ;

14 Thence along said curve, a distance of 122.47 feet;

15 Thence South  $68^{\circ} 13'$  West, 69.75 feet to the beginning of a curve concave  
 northerly, having a radius of 450 feet and a central angle of  $12^{\circ} 45'$ ;

16 Thence along said curve, a distance of 100.14 feet to a point on the west  
 boundary line of the City of Riverside, as adopted by Charter in 1929;

17 Thence South  $41^{\circ} 16' 30''$  West, along the westerly boundary line of the  
 City of Riverside, 69.98 feet to a point on the southerly line of said Lot 3;

18 Thence westerly along the southerly line of Lots 3 and 2, to the south-  
 easterly corner of that certain parcel of land conveyed to J. F. White and Ida  
 White, by deed recorded December 14, 1931, in Book 57, page 513 of Official  
 Records of said Riverside County;

19 Thence North  $5^{\circ} 20' 30''$  East, formerly recorded North  $5^{\circ} 24'$  East, along  
 the easterly line of said parcel, being parallel with and 3 feet westerly from  
 20 the center line of a row of piles, 12 inches in diameter, as shown on said  
 Amended Map of Indian Hill Tract, a distance of 620.56 feet to a point on the  
 21 southwesterly line of that certain easement for river channel and bank protection  
 works, conveyed to the County of Riverside, by deed recorded September 27, 1933,  
 22 in Book 390, page 475 of Official Records of said Riverside County;

23 Thence northeasterly along the southwesterly line of said easement to its  
 intersection with the southeasterly line of that certain parcel of land conveyed  
 to Sisto Rodriguez and Carmen Hernandez de Rodriguez, by deed recorded March 29,  
 24 1928, in Book 722, page 199 of Deeds, records of said Riverside County;

25 Thence North  $31^{\circ} 17'$  East along the southeasterly line of said parcel and  
 the northeasterly extension of said southeasterly line, to the most southerly  
 corner of that certain parcel of land conveyed to H. B. Crouch and Meryl Crouch,  
 26 by quitclaim deed recorded August 20, 1928, in Book 775, page 416 of Deeds,  
 records of said Riverside County;

27 Thence North  $36^{\circ} 34'$  East, 55 feet;

28 Thence North  $44^{\circ} 57'$  East, 60 feet;

29 Thence North  $51^{\circ} 01'$  East, 123 feet;

30 Thence North  $55^{\circ} 30'$  East, 84 feet;

31 Thence North  $66^{\circ} 27'$  East, 155 feet;

32 Thence North  $67^{\circ} 48'$  East, 233 feet;

Thence North  $59^{\circ} 49'$  East, 125 feet;

Thence South  $78^{\circ} 37'$  East, 502 feet;

Thence North  $78^{\circ} 52'$  East, 452 feet;

The last nine courses and distances following along the southeasterly  
 line of the parcel so conveyed to H. B. Crouch and wife, by the above-referred  
 to deed;

1 Thence North  $45^{\circ} 49'$  East along said southeasterly line and said  
2 southeasterly line extended northeasterly a distance of 1070 feet to the  
3 most easterly corner of that certain parcel of land conveyed to H. B. Crouch,  
4 by deed recorded September 10, 1925, in Book 544, page 446 of Deeds, records  
5 of said Riverside County;

6 Said most easterly corner being on the southwesterly line of the  
7 Crescent City Railway Right-of-way as shown on said Amended Map of Indian  
8 Hill Tract;

9 Thence southeasterly along the southwesterly line of said Crescent City  
10 Railway Right-of-way to the point of beginning;

11 EXCEPTING THEREFROM that portion thereof conveyed to Riverside Council Boy  
12 Scouts of America, a corporation, by deed recorded December 7, 1932, in  
13 Book 94, page 531 of Official Records of said Riverside County, more  
14 particularly described as follows:

15 Beginning at a point which bears South  $43^{\circ} 19'$  West, 50 feet from the  
16 westerly corner common to Lots 4 and 5 in Block 23 of portion of Subdivox  
17 Heights, as shown by map on file in Book 4, page 90 of Maps, records of  
18 Riverside County, California;

19 Thence South  $43^{\circ} 19'$  West along the westerly line of said Lot 5, 64 feet;

20 Thence North  $60^{\circ} 30'$  West, 84.80 feet;

21 Thence South  $81^{\circ} 46'$  West, 67 feet;

22 Thence North  $87^{\circ} 53'$  West, 34.68 feet;

23 Thence South  $00^{\circ} 48'$  East, 15.20 feet;

24 Thence South  $75^{\circ} 52'$  West, 17 feet;

25 Thence North  $19^{\circ} 52'$  West, 22 feet;

26 Thence South  $83^{\circ} 08'$  West, 96 feet;

27 Thence North  $66^{\circ} 32'$  West, 165 feet;

28 Thence North  $24^{\circ} 28'$  East, 310 feet;

29 Thence South  $48^{\circ} 07'$  East, 485 feet to the point of beginning.

30 SUBJECT TO a right-of-way and incidents thereto over a strip of land  
31 adjoining a portion of the southerly line of said Lots 2 and 3, as conveyed  
32 to the State of California by deed recorded October 29, 1931, in book 55,  
page 74 of Official Records of said Riverside County for State Highway;

33 SUBJECT ALSO to an easement for river channel and bank protection works, as  
34 conveyed to the County of Riverside, by deeds recorded September 27, 1938,  
35 in Book 390, page 475, and June 1, 1939, in Book 421, page 11, respectively  
36 of Official Records of said Riverside County.

37 A portion of said property lies within the corporate limits of the City of  
38 Riverside.

39 PARCEL 2:

40 ALL that portion of Lot 38 in Township 2 South, Range 5 West, S. B. B. & M.,  
41 as shown by plat of the Rancho Jurupa finally confirmed to Louis Lubidoux,  
42 recorded in Book 1, page 25 of Maps, records of San Bernardino County,  
43 California, particularly described as follows:

44 Beginning at the common corner of Lots 2 and J of Amended Map of  
45 Indian Hill Tract as shown by map on file in Book 10, page 3 of Maps, records  
46 of Riverside County, California, being on the southwesterly line of the  
47 Crescent City Railway Right-of-way as shown on said map;

48 Thence northwesterly along the southwesterly line of said Crescent City  
49 Railway right-of-way to the most easterly corner of that certain parcel of  
50 land conveyed to H. B. Crouch by deed recorded September 10, 1925, in Book  
51 544, page 446 of Deeds, records of said Riverside County;

52 Thence North  $45^{\circ} 49'$  East along the northeasterly extension of the  
southeasterly line of said parcel so conveyed to H. B. Crouch to a point on  
the northeasterly line of said Crescent City Railway right-of-way;

Thence southeasterly along the northeasterly line of said Crescent City  
Railway right-of-way to the point of intersection of said northeasterly line

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

with the northeasterly extension of the southeasterly line of said Lot 2 of said Amended Map of Indian Hill Tract which bears North  $81^{\circ} 19'$  East; Thence South  $81^{\circ} 19'$  West along the northeasterly extension of the southeasterly line of said Lot 2 to the point of beginning;

EXCEPTING THEREFROM an easement over all that portion thereof included in that certain easement for river channel and bank protection works as described in deed

1 to the County of Riverside, recorded June 1, 1939, in Book 421,  
2 page 11 of Official Records of said Riverside County.

3 SUBJECT TO:

4 (1) a right-of-way reserved to Riverside Water Company, its suc-  
5 cessors and assigns, for the construction, maintenance and repair  
6 of canals, ditches, and other conduits of water, that may be re-  
7 quired by said company; also the right-of-way over and through any  
8 of the lands bordering on Spring Brook, for the purpose of develop-  
9 ing the water of said brook for pumping works and other machinery  
10 for elevating said water for domestic use, irrigation and other pur-  
11 poses.

12 (2) A right-of-way granted to The Southern Sierras Power Company,  
13 a corporation, its successors and assigns, by deed recorded March  
14 19, 1912, in Book 347, page 182 of Deeds, records of Riverside  
15 County, California, for its electrical lines, poles, towers and  
16 appurtenances, for the transmission of electric current and tele-  
17 phone and telegraph communications; said telephone and telegraphic  
18 communications to be for the use of said Southern Sierras Power  
19 Company only and not for the use of the public, over, and along a  
20 strip of land 50 feet in width, the center line thereof being par-  
21 allel with and 25 feet southwest of the Crescent City Railway Right-  
22 of-way.

23 (3) A visible servitude, easement and right-of-way in favor of  
24 the Service Gravel Company, for the road as now laid out, improved  
25 and used by the Service Gravel Company, over and along a portion of  
26 the right-of-way of The Southern Sierras Power Company, which is  
27 item (2) hereof; said road being laid out and used only with the  
28 permission and consent of the grantor, and pursuant to the oral  
29 agreement of grantor and the Service Gravel Company that said ser-  
30 vitude and easement and right to use said road shall terminate on  
31 the 31st day of December, 1953.

32 (4) An easement and right-of-way 10 feet in width, as granted  
to Oscar Crowell, by deed recorded April 18, 1939, in Book 413, page  
393 of Official Records of Riverside County, California, for a  
ditch and for pipe lines over and through, under and along and  
across the southerly 1000 feet of Lots 2 and 3 of the Indian Hill  
Tract, for said ditch and for pipe line to transport the waters  
flowing from Spring Brook and Lake Evans to the northerly boundary  
of Lot 5 of the Evans Rio Rancho, said termination point to be at  
any point between the southeasterly corner of Lot 5 and the westerly  
pier of the now existing West Riverside Bridge located on Mission  
Boulevard, west of Mt. Lubidoux, together with the right of ingress  
and egress for the purpose of constructing, maintaining, repairing,  
and operating the ditch and for pipe lines.

(5) The second installment of taxes for the fiscal year 1948-  
49.

A portion of said Parcel 1 is ALSO SUBJECT TO a lease for nine-  
ty nine years, at a rental of \$1.00 per year, executed by grantor  
to Riverside County Council Boy Scouts of America, a corporation,  
which lease is, by the execution of this deed, assigned and trans-  
ferred to the City of Riverside; the portion of said Parcel 1 which  
is included in said lease to said Riverside County Council Boy  
Scouts of America, a corporation, being described as follows:

Parcel One

A portion of Lot 3 of Indian Hill Tract, as shown on a map thereof in Book 3 of Maps, page 11, records of Riverside County, California, bounded and described as follows:

Beginning at a point which is South  $43^{\circ} 19'$  West, a distance of 50 feet from the westerly corner common to Lots 4 and 5 of Block 23 of Rubidoux Heights, as shown on map in Book 4 of Maps, page 80, records of said Riverside County (which point of beginning is the same as the point of beginning named in that certain deed given by S. C. Evans, et al., to Riverside County Council Boy Scouts of America, a corporation, dated June 7, 1932, recorded in Book 94, page 531 of Official Records of said Riverside County);

Thence North  $43^{\circ} 19'$  East, along the northwesterly line of said Block 23, a distance of 250 feet, more or less, to a point whence the southeasterly corner of that certain easement granted by Riverside Land and Irrigation Company to Riverside Water Company by deed dated September 17, 1904, and recorded in Book 185 of Deeds, page 104, records of said Riverside County and shown on map in Book 5 of Maps, page 110, records of said Riverside County, bears North  $46^{\circ} 41'$  West, 575 feet, more or less, distant;

Thence North  $46^{\circ} 41'$  West, a distance of 575 feet, more or less, to the southeasterly corner of said Riverside Water Company easement;

Thence North  $15^{\circ} 42'$  West, along the easterly line of said Riverside Water Company easement a distance of 420 feet to the northeasterly corner of said easement, being a point in the boundary line common to Lots 2 and 3 of said Indian Hill Tract according to the above-mentioned map thereof and according to the Amended Map in Book 10 of Maps, page 3, records of said Riverside County;

Thence South  $74^{\circ} 13'$  West, along said boundary common to said Lots 2 and 3 of Indian Hill Tract a distance of 420 feet to the northwesterly corner of said Riverside Water Company easement;

Thence South  $39^{\circ} 18'$  West along the boundary line common to said Lots 2 and 3 of Indian Hill Tract, a distance of 1290 feet, more or less, to the corner common to said Lots 2 and 3 of Indian Hill Tract at the Rubidoux or West Riverside Bridge;

Thence easterly along the southerly line of said Lot 3 of Indian Hill Tract to its intersection with the northwesterly line of said Block 23 of Rubidoux Heights extended Southeasterly;

Thence North  $43^{\circ} 19'$  East along the southeasterly line of said Lot 3 of Indian Hill Tract, a distance of 175 feet, more or less, to the point of beginning; containing 20 acres, more or less;

EXCEPTING THEREFROM that certain tract of two acres of land, more or less, conveyed by S. C. Evans, et al. to Riverside Council Boy Scouts of America by deed dated June 7, 1932, and recorded in Book 94, page 531, Official Records of said Riverside County, California;

ALSO EXCEPTING THEREFROM the portion thereof along the southeasterly boundary of said Lot 3 of Indian Hill Tract and along Buena Vista Avenue, heretofore conveyed to the City of Riverside for Street or highway purposes, by deed recorded March 14, 1930, in Book 722, page 493 of Deeds, Records of Riverside County, California;

1 ALSO EXCEPTING THEREFROM a right-of-way and incidents thereto as  
2 conveyed to State of California by deed recorded October 29, 1931,  
3 in Book 55, page 74 of Official Records of Riverside County, Cal-  
4 ifornia.

5 Parcel Two

6 A portion of Lot 2 of Indian Hill Tract, according to Amended Map  
7 thereof in Book 10 of Maps, page 3, records of said Riverside  
8 County, bounded and described as follows:

9 Beginning at the southerly corner of said Lot 2 of Indian Hill  
10 Tract at the Rubidoux or West Riverside Bridge;

11 Thence North  $39^{\circ} 18'$  East along the lot line common to Lots 2  
12 and 3 of said Indian Hill Tract, a distance of 1290 feet, more  
13 or less, to the northwesterly corner of that certain easement grant-  
14 ed by Riverside Land and Irrigation Company to Riverside Water  
15 Company by deed dated September 17, 1904, and recorded in Book 195  
16 of Deeds, page 104, records of said Riverside County, and shown by  
17 map on file in Book 5 of maps, page 110, records of said Riverside  
18 County;

19 Thence North  $74^{\circ} 38' 30''$  West, a distance of 835 feet, more or  
20 less, to a point on the easterly line of that certain dike right-  
21 of-way granted by Mary S. Evans to the County of Riverside by deed  
22 dated September 14, 1938, and recorded in Book 390, page 475 of  
23 Official Records of said Riverside County;

24 Thence South  $15^{\circ} 21' 30''$  West a distance of 1070 feet, more or  
25 less, to the southwesterly boundary of said Lot 2 of Indian Hill  
26 Tract at the westerly end of said Rubidoux or West Riverside  
27 Bridge;

28 Thence Southeasterly along the southwesterly line of said Lot  
29 2 of Indian Hill Tract to the point of beginning;

30 EXCEPTING THEREFROM a right-of-way and incidents thereto for  
31 state highway purposes as conveyed to the State of California by  
32 deed recorded October 29, 1931, in Book 55, page 74 of Official  
Records of Riverside County, California.

WITNESS my hand this 30th day of December, 1948.

Mary S. Evans

G R A N T D E E D

1  
2  
3 WHEREAS, the City of Riverside, acting by and through its Board of  
4 Public Utilities, has purchased the hereinafter described real property for a  
5 total price and consideration of Nine Thousand Five Hundred Dollars (\$9,500.00)  
6 as and for a municipal utility; and,

7 WHEREAS, the Mayor and Council of said City of Riverside consented to  
8 said purchase by Resolution No. 4486 adopted and approved on the 14th day of  
9 December, 1948;

10 NOW, THEREFORE, in consideration of the payment of \$9,500.00, lawful  
11 money of the United States, MARY S. EVANS, as Grantor, does hereby grant unto  
12 CITY OF RIVERSIDE, its successors and assigns forever, all those two certain  
13 parcels of land situate in the County of Riverside, State of California,  
14 described as follows, to-wit:

15 PARCEL 1:

16 All that portion of Lots 2 and 3 of Amended Map of Indian Hill Tract,  
17 as shown by map on file in Book 10, page 3 of Maps, records of Riverside  
County, California, particularly described as follows:

18 Beginning at the common corner of Lots 2 and J, as shown on said  
19 map, being on the southwesterly line of the Crescent City Railway  
right-of-way;

20 Thence South  $81^{\circ} 19'$  West, 989.1 feet;

21 Thence South  $23^{\circ} 47'$  West, 1171.9 feet to the southwesterly  
corner of Lot J as shown on said map;

22 Thence continuing South  $23^{\circ} 47'$  West, 1787.19 feet to an angle  
point in the westerly line of the parcel conveyed to David F. Pipes,  
23 by deed recorded January 9, 1926, in Book 544, page 466 of deeds,  
records of said Riverside County;

24 The last three courses and distances following along the easterly  
line of said Lot 2;

25 Thence leaving the easterly line of said Lot 2, South  $5^{\circ} 16'$  West,  
720.8 feet;

26 Thence South  $62^{\circ} 10'$  East, 112 feet;

27 Thence North  $52^{\circ} 12'$  East, 190 feet;

28 Thence North  $60^{\circ} 19'$  East, 570.31 feet;

29 Thence North  $31^{\circ} 50'$  East, 159.49 feet to the most westerly  
corner of the parcel conveyed to the City of Riverside by deed  
recorded December 6, 1939, in Book 437, page 426 of Official Records  
of said Riverside County;

30 The last five courses and distances following along the line of the  
parcel so conveyed to David F. Pipes:

31 Thence South  $32^{\circ} 52'$  East, 1085.82 feet;

32 Thence southerly to an angle point on the northerly line of that  
certain parcel of land conveyed to Service Gravel Company, a co-partner-  
ship, by quitclaim deed recorded May 27, 1941, in Book 502, page 539 of  
Official Records of said Riverside County, which bears North  $39^{\circ} 04' 30''$   
East, 573 feet from the most westerly corner of Lot 12 of Lakehill Manor,



1 as shown by map on file in Book 20, pages 1 and 2 of Maps, records of said  
 Riverside County;

2 Thence South  $39^{\circ} 04' 30''$  West, 573 feet;

3 Thence South  $66^{\circ} 30' 30''$  West, 172 feet;

4 Thence South  $52^{\circ} 38' 30''$  West, 278 feet to a point on the southerly line  
 of Lot 3 of said Amended Map of Indian Hill Tract, which said point bears North  
 5  $61^{\circ} 02'$  West (formerly recorded North  $60^{\circ} 59'$  West) 146.4 feet from the North-  
 westerly right-of-way line of Aurora Drive;

6 The last three courses and distances following along the line of the parcel  
 conveyed to Service Gravel Company by the above referred to deed;

7 Thence North  $60^{\circ} 59'$  West, along the southerly line of said Lot 3, 219 feet  
 to an angle point in said southerly line;

8 Thence South  $56^{\circ} 06'$  West, along said southerly line, 385.3 feet;

9 Thence South  $43^{\circ} 19'$  West, along said southerly line, 700.8 feet to an  
 angle point in said line;

10 Thence continuing South  $43^{\circ} 19'$  West, to a point on the last course of  
 that certain parcel of land conveyed to the City of Riverside by deed recorded  
 March 14, 1930, in Book 722, page 493 of Deeds, records of said Riverside County,  
 said last course being described as South  $67^{\circ} 59'$  East, 405.97 feet;

11 Thence North  $67^{\circ} 59'$  West, along said course to the beginning of a curve  
 concave southerly, having a radius of 550 feet and a central angle of  $37^{\circ} 07'$ ;

12 Thence along said curve, a distance of 356.29 feet;

13 Thence South  $74^{\circ} 54'$  West, 231.68 feet to the beginning of a curve concave  
 southerly, having a radius of 1050 feet, and a central angle of  $6^{\circ} 41'$ ;

14 Thence along said curve, a distance of 122.47 feet;

15 Thence South  $68^{\circ} 13'$  West, 69.75 feet to the beginning of a curve concave  
 northerly, having a radius of 450 feet and a central angle of  $12^{\circ} 45'$ ;

16 Thence along said curve, a distance of 100.14 feet to a point on the west  
 boundary line of the City of Riverside, as adopted by Charter in 1929;

17 Thence South  $41^{\circ} 16' 30''$  West, along the westerly boundary line of the  
 City of Riverside, 69.98 feet to a point on the southerly line of said Lot 3;

18 Thence westerly along the southerly line of Lots 3 and 2, to the south-  
 easterly corner of that certain parcel of land conveyed to J. F. White and Ida  
 White, by deed recorded December 14, 1931, in Book 57, page 513 of Official  
 Records of said Riverside County;

19 Thence North  $5^{\circ} 20' 30''$  East, formerly recorded North  $5^{\circ} 24'$  East, along  
 the easterly line of said parcel, being parallel with and 3 feet westerly from  
 the center line of a row of piles, 12 inches in diameter, as shown on said  
 20 Amended Map of Indian Hill Tract, a distance of 620.58 feet to a point on the  
 southwesterly line of that certain easement for river channel and bank protection  
 21 works, conveyed to the County of Riverside, by deed recorded September 27, 1938,  
 in Book 390, page 475 of Official Records of said Riverside County;

22 Thence northeasterly along the southwestery line of said easement to its  
 intersection with the southeasterly line of that certain parcel of land conveyed  
 23 to Sisto Rodriguez and Carmen Hernandez de Rodriguez, by deed recorded March 29,  
 24 1928, in Book 722, page 199 of Deeds, records of said Riverside County;

25 Thence North  $31^{\circ} 17'$  East along the southeasterly line of said parcel and  
 the northeasterly extension of said southeasterly line, to the most southerly  
 corner of that certain parcel of land conveyed to H. B. Crouch and Meryl Crouch,  
 26 by quitclaim deed recorded August 20, 1928, in Book 775, page 416 of Deeds,  
 records of said Riverside County;

27 Thence North  $36^{\circ} 34'$  East, 55 feet;

28 Thence North  $44^{\circ} 57'$  East, 60 feet;

29 Thence North  $51^{\circ} 01'$  East, 128 feet;

30 Thence North  $55^{\circ} 30'$  East, 84 feet;

31 Thence North  $66^{\circ} 27'$  East, 155 feet;

32 Thence North  $67^{\circ} 48'$  East, 233 feet;

Thence North  $59^{\circ} 49'$  East, 125 feet;

Thence South  $78^{\circ} 37'$  East, 502 feet;

Thence North  $78^{\circ} 52'$  East, 452 feet;

The last nine courses and distances following along the southeasterly  
 line of the parcel so conveyed to H. B. Crouch and wife, by the above-referred  
 to deed;

1 Thence North 45° 49' East along said southeasterly line and said  
2 southeasterly line extended northeasterly a distance of 1070 feet to the  
3 most easterly corner of that certain parcel of land conveyed to H. B. Crouch,  
4 by deed recorded September 10, 1925, in Book 544, page 446 of Deeds, records  
5 of said Riverside County;

6 Said most easterly corner being on the southwesterly line of the  
7 Crescent City Railway Right-of-way as shown on said Amended Map of Indian  
8 Hill Tract;

9 Thence southeasterly along the southwesterly line of said Crescent City  
10 Railway Right-of-way to the point of beginning;

11 EXCEPTING THEREFROM that portion thereof conveyed to Riverside Council Boy  
12 Scouts of America, a corporation, by deed recorded December 7, 1932, in  
13 Book 94, page 531 of Official Records of said Riverside County, more  
14 particularly described as follows:

15 Beginning at a point which bears South 43° 19' West, 50 feet from the  
16 westerly corner common to Lots 4 and 5 in Block 23 of Portion of Rubidoux  
17 Heights, as shown by map on file in Book 4, page 90 of Maps, records of  
18 Riverside County, California;

19 Thence South 43° 19' West along the westerly line of said Lot 5, 64 feet;

20 Thence North 60° 30' West, 84.80 feet;

21 Thence South 81° 46' West, 67 feet;

22 Thence North 87° 53' West, 34.68 feet;

23 Thence South 00° 48' East, 15.20 feet;

24 Thence South 75° 52' West, 17 feet;

25 Thence North 19° 52' West, 22 feet;

26 Thence South 83° 08' West, 96 feet;

27 Thence North 66° 32' West, 155 feet;

28 Thence North 24° 28' East, 310 feet;

29 Thence South 48° 07' East, 485 feet to the point of beginning.

30 SUBJECT TO a right-of-way and incidents thereto over a strip of land  
31 adjoining a portion of the southerly line of said Lots 2 and 3, as conveyed  
32 to the State of California by deed recorded October 29, 1931, in Book 55,  
page 74 of Official Records of said Riverside County for State Highway;

SUBJECT ALSO to an easement for river channel and bank protection works, as  
conveyed to the County of Riverside, by deeds recorded September 27, 1938,  
in Book 390, page 475, and June 1, 1939, in Book 421, page 11, respectively  
of Official Records of said Riverside County.

A portion of said property lies within the corporate limits of the City of  
Riverside.

PARCEL 2:

All that portion of Lot 38 in Township 2 South, Range 5 West, S. B. B. & M.,  
as shown by plat of the Rancho Jurupa finally confirmed to Louis Rubidoux,  
recorded in Book 1, page 25 of Maps, records of San Bernardino County,  
California, particularly described as follows:

Beginning at the corner of Lots 2 and J of Amended Map of  
Indian Hill Tract as shown by map on file in Book 10, page 3 of Maps, records  
of Riverside County, California, being on the southwesterly line of the  
Crescent City Railway Right-of-way as shown on said map;

Thence northwesterly along the Southwesterly line of said Crescent City  
Railway right-of-way to the most easterly corner of that certain parcel of  
land conveyed to H. B. Crouch by deed recorded September 10, 1925, in Book  
544, page 446 of Deeds, records of said Riverside County;

Thence North 45° 49' East along the northeasterly extension of the  
southeasterly line of said parcel so conveyed to H. B. Crouch to a point on  
the northeasterly line of said Crescent City Railway right-of-way;

Thence southeasterly along the northeasterly line of said Crescent City  
Railway right-of-way to the point of intersection of said northeasterly line

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

with the northeasterly extension of the southeasterly line of said Lot 2 of said Amended Map of Indian Hill Tract which bears North  $81^{\circ} 19'$  East; Thence South  $81^{\circ} 19'$  West along the northeasterly extension of the southeasterly line of said Lot 2 to the point of beginning;

EXCEPTING THEREFROM an easement over all that portion thereof included in that certain easement for river channel and bank protection works as described in deed

1 to the County of Riverside, recorded June 1, 1939, in Book 421,  
2 page 11 of Official Records of said Riverside County.

3 SUBJECT TO:

4 (1) a right-of-way reserved to Riverside Water Company, its suc-  
5 cessors and assigns, for the construction, maintenance and repair  
6 of canals, ditches, and other conduits of water, that may be re-  
7 quired by said company; also the right-of-way over and through any  
8 of the lands bordering on Spring Brook, for the purpose of develop-  
9 ing the water of said brook for pumping works and other machinery  
10 for elevating said water for domestic use, irrigation and other pur-  
11 poses.

12 (2) A right-of-way granted to The Southern Sierras Power Company,  
13 a corporation, its successors and assigns, by deed recorded March  
14 19, 1912, in Book 347, page 182 of Deeds, records of Riverside  
15 County, California, for its electrical lines, poles, towers and  
16 appurtenances, for the transmission of electric current and tele-  
17 phone and telegraph communications; said telephone and telegraphic  
18 communications to be for the use of said Southern Sierras Power  
19 Company only and not for the use of the public, over, and along a  
20 strip of land 50 feet in width, the center line thereof being par-  
21 allel with and 25 feet southwest of the Crescent City Railway Right-  
22 of-way.

23 (3) A visible servitude, easement and right-of-way in favor of  
24 the Service Gravel Company, for the road as now laid out, improved  
25 and used by the Service Gravel Company, over and along a portion of  
26 the right-of-way of The Southern Sierras Power Company, which is  
27 item (2) hereof; said road being laid out and used only with the  
28 permission and consent of the grantor, and pursuant to the oral  
29 agreement of grantor and the Service Gravel Company that said ser-  
30 vitude and easement and right to use said road shall terminate on  
31 the 31st day of December, 1953.

32 (4) An easement and right-of-way 10 feet in width, as granted  
to Oscar Crowell, by deed recorded April 18, 1939, in Book 413, page  
393 of Official Records of Riverside County, California, for a  
ditch and for pipe lines over and through, under and along and  
across the southerly 1000 feet of Lots 2 and 3 of the Indian Hill  
Tract, for said ditch and for pipe line to transport the waters  
flowing from Spring Brook and Lake Evans to the northerly boundary  
of Lot 5 of the Evans Rio Rancho, said termination point to be at  
any point between the southeasterly corner of Lot 5 and the westerly  
pier of the now existing West Riverside Bridge located on Mission  
Boulevard, west of Mt. Rubidoux, together with the right of ingress  
and egress for the purpose of constructing, maintaining, repairing,  
and operating the ditch and for pipe lines.

(5) The second installment of taxes for the fiscal year 1948-  
49.

A portion of said Parcel 1 is ALSO SUBJECT TO a lease for nine-  
ty nine years, at a rental of \$1.00 per year, executed by grantor  
to Riverside County Council Boy Scouts of America, a corporation,  
which lease is, by the execution of this deed, assigned and trans-  
ferred to the City of Riverside; the portion of said Parcel 1 which  
is included in said lease to said Riverside County Council Boy  
Scouts of America, a corporation, being described as follows:

Parcel One

A portion of Lot 3 of Indian Hill Tract, as shown on a map thereof in Book 8 of Maps, page 11, records of Riverside County, California, bounded and described as follows:

Beginning at a point which is South  $43^{\circ} 19'$  West, a distance of 50 feet from the westerly corner common to Lots 4 and 5 of Block 23 of Rubidoux Heights, as shown on map in Book 4 of Maps, page 30, records of said Riverside County (which point of beginning is the same as the point of beginning named in that certain deed given by S. C. Evans, et al., to Riverside County Council Boy Scouts of America, a corporation, dated June 7, 1932, recorded in Book 94, page 531 of Official Records of said Riverside County);

Thence North  $43^{\circ} 19'$  East, along the northwesterly line of said Block 23, a distance of 250 feet, more or less, to a point whence the southeasterly corner of that certain easement granted by Riverside Land and Irrigation Company to Riverside Water Company by deed dated September 17, 1904, and recorded in Book 185 of Deeds, page 104, records of said Riverside County and shown on map in Book 5 of Maps, page 110, records of said Riverside County, bears North  $46^{\circ} 41'$  West, 575 feet, more or less, distant;

Thence North  $46^{\circ} 41'$  West, a distance of 575 feet, more or less, to the southeasterly corner of said Riverside Water Company easement;

Thence North  $15^{\circ} 42'$  West, along the easterly line of said Riverside Water Company easement a distance of 420 feet to the northeasterly corner of said easement, being a point in the boundary line common to Lots 2 and 3 of said Indian Hill Tract according to the above-mentioned map thereof and according to the Amended Map in Book 10 of Maps, page 3, records of said Riverside County;

Thence South  $74^{\circ} 18'$  West, along said boundary common to said Lots 2 and 3 of Indian Hill Tract a distance of 420 feet to the northwesterly corner of said Riverside Water Company easement;

Thence South  $39^{\circ} 18'$  West along the boundary line common to said Lots 2 and 3 of Indian Hill Tract, a distance of 1290 feet, more or less, to the corner common to said Lots 2 and 3 of Indian Hill Tract at the Rubidoux or West Riverside Bridge;

Thence easterly along the southerly line of said Lot 3 of Indian Hill Tract to its intersection with the northwesterly line of said Block 23 of Rubidoux Heights extended Southeasterly;

Thence North  $43^{\circ} 19'$  East along the southeasterly line of said Lot 3 of Indian Hill Tract, a distance of 175 feet, more or less, to the point of beginning; containing 20 acres, more or less;

EXCEPTING THEREFROM that certain tract of two acres of land, more or less, conveyed by S. C. Evans, et al. to Riverside Council Boy Scouts of America by deed dated June 7, 1932, and recorded in Book 94, page 531, Official Records of said Riverside County, California;

ALSO EXCEPTING THEREFROM the portion thereof along the southeasterly boundary of said Lot 3 of Indian Hill Tract and along Buena Vista Avenue, heretofore conveyed to the City of Riverside for Street or highway purposes, by deed recorded March 14, 1930, in Book 722, page 493 of Deeds, Records of Riverside County, California;

1 ALSO EXCEPTING THEREFROM a right-of-way and incidents thereto as  
2 conveyed to State of California by deed recorded October 29, 1931,  
3 in Book 55, page 74 of Official Records of Riverside County, Cal-  
4 ifornia.

5 Parcel Two

6 A portion of Lot 2 of Indian Hill Tract, according to Amended Map  
7 thereof in Book 10 of Maps, page 3, records of said Riverside  
8 County, bounded and described as follows:

9 Beginning at the southerly corner of said Lot 2 of Indian Hill  
10 Tract at the Rubidoux or West Riverside Bridge;

11 Thence North  $39^{\circ} 18'$  East along the lot line common to Lots 2  
12 and 3 of said Indian Hill Tract, a distance of 1290 feet, more  
13 or less, to the northwesterly corner of that certain easement grant-  
14 ed by Riverside Land and Irrigation Company to Riverside Water  
15 Company by deed dated September 17, 1904, and recorded in Book 185  
16 of Deeds, page 104, records of said Riverside County, and shown by  
17 map on file in Book 5 of Maps, page 110, records of said Riverside  
18 County;

19 Thence North  $74^{\circ} 38' 30''$  West, a distance of 835 feet, more or  
20 less, to a point on the easterly line of that certain dike right-  
21 of-way granted by Mary S. Evans to the County of Riverside by deed  
22 dated September 14, 1938, and recorded in Book 390, page 475 of  
23 Official Records of said Riverside County;

24 Thence South  $15^{\circ} 21' 30''$  West a distance of 1070 feet, more or  
25 less, to the southwesterly boundary of said Lot 2 of Indian Hill  
26 Tract at the westerly end of said Rubidoux or West Riverside  
27 Bridge;

28 Thence Southeasterly along the southwesterly line of said Lot  
29 2 of Indian Hill Tract to the point of beginning;

30 EXCEPTING THEREFROM a right-of-way and incidents thereto for  
31 state highway purposes as conveyed to the State of California by  
32 deed recorded October 29, 1931, in Book 55, page 74 of Official  
Records of Riverside County, California.

WITNESS my hand this 30th day of December, 1948.

Mary S. Evans