

GRANT DEED

1 HUBERT H. KRONEN and LOUISE D. KRONEN, his wife, as joint tenants,
2 for a valuable consideration, receipt of which is hereby acknowledged, do
3 hereby grant to CITY OF RIVERSIDE, a municipal corporation, the real property
in the City of Riverside, County of Riverside, State of California, described
as follows:

4 All those portions of Lots 14 and 15, Block 5, Riverside Land and Irrigating
5 Company Lands, as shown on Map recorded in Book 1, page 70, of Maps, Records
of San Bernardino County, California, lying within the following described
6 boundary lines:

7 Parcel 1:

8 Beginning at the southeast corner of Section 32, Township 2 South, Range 5
9 West, S.B.B. & M., thence North 89° 55' East along the center line of Arlington
10 Avenue a distance of thirty-one and twenty-five hundredths feet (31.25');
11 thence South 0° 05' East a distance of thirty-three feet (33.00') to a point
12 on the southerly line of Arlington Avenue, the true point of beginning of this
13 description; thence South 5° 17' 37" West a distance of eighty-one and fifty
14 hundredths feet (81.50') thence northerly along a curve concave to the west
having a radius of one hundred ninety-two feet (192.00') and a central angle
of 21° 09' 34" a distance of seventy and ninety-one hundredths feet (70.91');
thence northerly and westerly along a curve concave to the southwest having
a radius of twenty feet (20.00') and a central angle of 67° 09' 56", a
distance of twenty-three and forty-four hundredths feet (23.44') to a point
on the southerly line of Arlington Avenue; thence North 89° 55' East along
said southerly line of Arlington Avenue, a distance of forty-one and three
hundredths feet (41.03') to the true point of beginning.

15 Parcel 2:

16 Beginning at the southeast corner of Section 32, Township 2 South, Range 5
17 West, S.B.B. & M.; thence North 89° 55' East along the center line of
18 Arlington Avenue a distance of thirty-one and twenty-five hundredths feet
19 (31.25'); thence South 0° 05' East a distance of thirty-three feet (33.00')
20 to a point on the southerly line of Arlington Avenue; thence South 5° 17' 37"
21 West a distance of one hundred twenty-eight and sixty-five hundredths feet
22 (128.65') to the true point of beginning of this description; thence continuing
23 South 5° 17' 37" West a distance of twenty-seven and sixty-one hundredths
24 feet (27.61') to a point in the northwesterly line of California Avenue, as
California Avenue exists as a street eighty feet (80.00') in width; thence
South 56° 14' 30" West along said northwesterly line of California Avenue a
distance of twenty-two and sixteen hundredths feet (22.16'); thence easterly
and northerly along a curve concave to the northwest, having a radius of
forty feet (40.00') and a central angle of 37° 59' 30", a distance of twenty-
six and fifty-two hundredths feet (26.52'); thence northerly along a curve
concave to the west, having a radius of one hundred ninety-two feet (192.00')
and a central angle of 5° 54' 05", a distance of nineteen and seventy-eight
hundredths feet (19.78') to the true point of beginning.

25 IN WITNESS WHEREOF the said grantors have executed the within
26 instrument this 4th day of April, 1951.

27 /s/ Hubert H. Kronen
28 /s/ Louise D. Kronen

29 STATE OF CALIFORNIA,) SS
30 COUNTY OF RIVERSIDE,)

31 On this 4th day of April, 1951, before me, Stella M. Broesawle, a
32 Notary Public in and for said County and State, personally appeared HUBERT H.
KRONEN and LOUISE D. KRONEN, his wife, known to me to be the persons whose
names are subscribed to the within instrument and acknowledged that they
executed the same.

WITNESS my hand and official seal.

/s/ Stella M. Broesawle
Notary Public in and for said County
and State

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1 HUBERT H. KRONEN and LOUISE D. KRONEN, his wife, as joint tenants,
2 for a valuable consideration, receipt of which is hereby acknowledged, do
3 hereby grant to CITY OF RIVERSIDE, a municipal corporation, the real property
4 in the City of Riverside, County of Riverside, State of California, described
5 as follows:

6 All those portions of Lots 14 and 15, Block 5, Riverside Land and Irrigating
7 Company Lands, as shown on Map recorded in Book 1, page 70, of Maps, Records
8 of San Bernardino County, California, lying within the following described
9 boundary lines:

10 Parcel 1:

11 Beginning at the south-east corner of Section 32, Township 2 South, Range 5
12 West, S.B.B. & M., thence North 89° 55' East along the center line of Arlington
13 Avenue a distance of thirty-one and twenty-five hundredths feet (31.25');
14 thence South 0° 05' East a distance of thirty-three feet (33.00') to a point
15 on the southerly line of Arlington Avenue, the true point of beginning of this
16 description; thence South 5° 17' 37" West a distance of eighty-one and fifty
17 hundredths feet (81.50') thence northerly along a curve concave to the west
18 having a radius of one hundred ninety-two feet (192.00') and a central angle
19 of 21° 09' 34" a distance of seventy and ninety-one hundredths feet (70.91');
20 thence northerly and westerly along a curve concave to the southwest having
21 a radius of twenty feet (20.00') and a central angle of 67° 09' 56", a
22 distance of twenty-three and forty-four hundredths feet (23.44') to a point
23 on the southerly line of Arlington Avenue; thence North 89° 55' East along
24 said southerly line of Arlington Avenue, a distance of forty-one and three
25 hundredths feet (41.03') to the true point of beginning.

26 Parcel 2:

27 Beginning at the southeast corner of Section 32, Township 2 South, Range 5
28 West, S.B.B. & M.; thence North 89° 55' East along the center line of
29 Arlington Avenue a distance of thirty-one and twenty-five hundredths feet
30 (31.25'); thence South 0° 05' East a distance of thirty-three feet (33.00')
31 to a point on the southerly line of Arlington Avenue; thence South 5° 17' 37"
32 West a distance of one hundred twenty-eight and sixty-five hundredths feet
33 (128.65') to the true point of beginning of this description; thence continuing
34 South 5° 17' 37" West a distance of twenty-seven and sixty-one hundredths
35 feet (27.61') to a point in the northwesterly line of California Avenue, as
36 California Avenue exists as a street eighty feet (80.00') in width; thence
37 South 56° 14' 30" West along said northwesterly line of California Avenue a
38 distance of twenty-two and sixteen hundredths feet (22.16'); thence easterly
39 and northerly along a curve concave to the northwest, having a radius of
40 forty feet (40.00') and a central angle of 37° 59' 30", a distance of twenty-
41 six and fifty-two hundredths feet (26.52'); thence northerly along a curve
42 concave to the west, having a radius of one hundred ninety-two feet (192.00')
43 and a central angle of 5° 54' 05", a distance of nineteen and seventy-eight
44 hundredths feet (19.78') to the true point of beginning.

45 IN WITNESS WHEREOF the said grantors have executed the within
46 instrument this 4th day of April, 1951.

47 /s/ Hubert H. Kronen
48 /s/ Louise D. Kronen

49 STATE OF CALIFORNIA,) SS
50 COUNTY OF RIVERSIDE,)

51 On this 4th day of April, 1951, before me, Stella M. Broesawle, a
52 Notary Public in and for said County and State, personally appeared HUBERT H.
53 KRONEN and LOUISE D. KRONEN, his wife, known to me to be the persons whose
54 names are subscribed to the within instrument and acknowledged that they
55 executed the same.

56 WITNESS my hand and official seal.

57 /s/ Stella M. Broesawle
58 Notary Public in and for said County
59 and State