

GRANT DEED

HAROLD O. HAGEN and JACQUELINE S. HAGEN, husband and wife, Grantors, for a valuable consideration, receipt of which is hereby acknowledged, do hereby grant to CITY OF RIVERSIDE, a municipal corporation, for street and public utility purposes, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

All that portion of Parcel No. 1 as shown on a map of a Record of Survey recorded in Book 18, page 34, of Records of Survey of Riverside County, California, described as follows:

Beginning at the northwest corner of Lot 9, Victoria Ranch, as shown on a map recorded in Map Book 4, page 59, Records of Riverside County, California; thence North $67^{\circ} 20'$ East one hundred seventeen and twenty-five hundredths feet (117.25'); thence North $86^{\circ} 07'$ East one hundred forty-four and fifty-eight hundredths feet (144.58'); thence South $76^{\circ} 32' 10''$ East one hundred two and eighty hundredths feet (102.80'); thence at a right angle southwesterly twelve and fifty hundredths feet (12.50'); thence South $4^{\circ} 25' 30''$ West, thirty-five and forty-one hundredths feet (35.41'); thence along a curve concave to the south, having a radius of four hundred fifty-two and fifty hundredths feet (452.50'), and a central angle of $0^{\circ} 42' 20''$ a distance of five and fifty-seven hundredths feet (5.57'); thence North $76^{\circ} 32' 10''$ West forty-nine and forty hundredths feet (49.40'); thence along a curve concave to the south having a radius of three hundred two and fifty hundredths feet (302.50') and a central angle of $17^{\circ} 20' 50''$, a distance of ninety-one and sixty hundredths feet (91.60'); thence South $86^{\circ} 07'$ West thirty-eight and twenty-five hundredths feet (38.25'); thence along a curve concave to the south having a radius of two hundred seventy-two and fifty hundredths feet (272.50') and a central angle of $18^{\circ} 47'$ a distance of eighty-nine and thirty-three hundredths feet (89.33'); thence South $67^{\circ} 20'$ West one hundred sixty-eight and fifty-four hundredths feet (168.54') to a point in the westerly line of aforesaid Lot 9 and said Parcel No. 1; thence North $17^{\circ} 53'$ West along said westerly line forty-seven and sixty-six hundredths feet (47.66') to the point of beginning; EXCEPTING THEREFROM that portion included in Arroyo Drive as shown on a map of Victoria Arroyo Tract, on file in Book 8, page 49, of Maps, Records of Riverside County, California.

The intent of the above being to describe a strip of land thirty-five feet (35') in width lying adjacent to the southerly line of said Arroyo Drive, said thirty-five feet (35') being measured at right angles to all tangents and radially to all curves.

Dated: Dec. 9th, 1952.

/s/ Harold O. Hagen

/s/ Jacqueline S. Hagen

Ack.

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HAROLD O. HAGEN and JACQUELINE S. HAGEN, husband and wife, Grantors, for a valuable consideration, receipt of which is hereby acknowledged, do hereby grant to CITY OF RIVERSIDE, a municipal corporation, for street and public utility purposes, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

All that portion of Parcel No. 1 as shown on a map of a Record of Survey recorded in Book 13, page 34, of Records of Survey of Riverside County, California, described as follows:

Beginning at the northwest corner of Lot 9, Victoria Ranch, as shown on a map recorded in Map Book 4, page 59, Records of Riverside County, California; thence North 67° 20' East one hundred seventeen and twenty-five hundredths feet (117.25'); thence North 86° 07' East one hundred forty-four and fifty-eight hundredths feet (144.58'); thence South 76° 32' 10" East one hundred two and eighty hundredths feet (102.80'); thence at a right angle southwesterly twelve and fifty hundredths feet (12.50'); thence South 4° 25' 30" West, thirty-five and forty-one hundredths feet (35.41'); thence along a curve concave to the south, having a radius of four hundred fifty-two and fifty hundredths feet (452.50'), and a central angle of 0° 42' 20" a distance of five and fifty-seven hundredths feet (5.57'); thence North 76° 32' 10" West forty-nine and forty hundredths feet (49.40'); thence along a curve concave to the south having a radius of three hundred two and fifty hundredths feet (302.50') and a central angle of 17° 20' 50", a distance of ninety-one and sixty hundredths feet (91.60'); thence South 86° 07' West thirty-eight and twenty-five hundredths feet (38.25'); thence along a curve concave to the south having a radius of two hundred seventy-two and fifty hundredths feet (272.50') and a central angle of 18° 47' a distance of eighty-nine and thirty-three hundredths feet (89.33'); thence South 67° 20' West one hundred sixty-eight and fifty-four hundredths feet (168.54') to a point in the westerly line of aforesaid Lot 9 and said Parcel No. 1; thence North 17° 53' West along said westerly line forty-seven and sixty-six hundredths feet (47.66') to the point of beginning; EXCEPTING THEREFROM that portion included in Arroyo Drive as shown on a map of Victoria Arroyo Tract, on file in Book 3, page 49, of Maps, Records of Riverside County, California.

The intent of the above being to describe a strip of land thirty-five feet (35') in width lying adjacent to the southerly line of said Arroyo Drive, said thirty-five feet (35') being measured at right angles to all tangents and radially to all curves.

Dated: Dec. 9th, 1952.

/s/ Harold O. Hagen

/s/ Jacqueline S. Hagen

Ack.