

GRANT DEED

1 GERALD H. STEFFEN and CARRIE STEFFEN, his wife, Grantors, for a
2 valuable consideration, receipt of which is hereby acknowledged,
3 do hereby Grant to CITY OF RIVERSIDE, a municipal corporation, for
4 public street purposes, the real property in the City of Riverside,
5 County of Riverside, State of California, described as follows:

6 The Southernly 13 feet (said 13 feet being measured at right angles
7 to the Northernly line of Jurupa Avenue as located on February 17,
8 1927) of the following described property:

9 That portion of Lot 237 of lands of Southern California Colony
10 Association, as shown by map on file in Book 7, page 3 of Maps, San
11 Bernardino County Records, described as follows: Commencing at the
12 intersection of the Easternly line of Magnolia Avenue and the
13 Southernly line of Eriscoe Street as said Eriscoe Street is described
14 in Deed to the City of Riverside, recorded in Book 370, page 301
15 of Deeds, Riverside County Records; thence Easternly, along the
16 Southernly line of said Eriscoe Street, 240 feet; thence at a right
17 angle Southernly, parallel with the Easternly line of Magnolia Avenue,
18 150 feet, for the true point of beginning; thence running Easternly,
19 parallel with the Southernly line of said Eriscoe Street, 50 feet;
20 thence at a right angle Southernly, parallel with the Easternly line
21 of Magnolia Avenue to the Northernly line of Jurupa Avenue, as loca-
22 ted on February 17, 1927; thence Westernly, along the Northernly line
23 of said Jurupa Avenue, to a point 240 feet Easternly from the East-
24 erly line of Magnolia Avenue, when measured on a line at right angles
25 thereto; thence Northernly, parallel with the Easternly line of
26 Magnolia Avenue, to the true point of beginning.

27 Said property is also shown as the Southernly 13 feet of Lot 38
28 on Assessor's Map No. 3 on file in Book 1, page 3 of Assessor's Maps,
29 Riverside County Records. Said 13 feet measured at right angles to
30 the Northernly line of Jurupa Avenue.

31 Dated September 23, 1954. /s/ Gerald H. Steffen

/s/ Carrie Steffen

32 Lyda Frances Brown, Notary

GRANT DEED

1 GERALD H. STEFFEN and CARRIE STEFFEN, his wife, Grantors, for a
2 valuable consideration, receipt of which is hereby acknowledged,
3 do hereby Grant to CITY OF RIVERSIDE, a municipal corporation, for
4 public street purposes, the real property in the City of Riverside,
5 County of Riverside, State of California, described as follows:

6 The Southerly 13 feet (said 13 feet being measured at right angles
7 to the Northerly line of Jurupa Avenue as located on February 17,
8 1927) of the following described property:

9 That portion of Lot 237 of lands of Southern California Colony
10 Association, as shown by map on file in Book 7, page 3 of Maps, San
11 Bernardino County Records, described as follows: Commencing at the
12 intersection of the Easterly line of Magnolia Avenue and the
13 Southerly line of Briscoe Street as said Briscoe Street is described
14 in Deed to the City of Riverside, recorded in Book 370, page 301
15 of Deeds, Riverside County Records; thence Easterly, along the
16 Southerly line of said Briscoe Street, 240 feet; thence at a right
17 angle Southerly, parallel with the Easterly line of Magnolia Avenue,
18 150 feet, for the true point of beginning; thence running Easterly,
19 parallel with the Southerly line of said Briscoe Street, 50 feet;
20 thence at a right angle Southerly, parallel with the Easterly line
21 of Magnolia Avenue to the Northerly line of Jurupa Avenue, as loca-
22 ted on February 17, 1927; thence Westerly, along the Northerly line
23 of said Jurupa Avenue, to a point 240 feet Easterly from the East-
24 erly line of Magnolia Avenue, when measured on a line at right angles
25 thereto; thence Northerly, parallel with the Easterly line of
26 Magnolia Avenue, to the true point of beginning.

27 Said property is also shown as the Southerly 13 feet of Lot 38
28 on Assessor's Map No. 3 on file in Book 1, page 3 of Assessor's Maps,
29 Riverside County Records. Said 13 feet measured at right angles to
30 the Northerly line of Jurupa Avenue.

31 Dated September 28, 1954

/s/ Gerald H. Steffen

/s/ Carrie Steffen

32 Lyda Frances Brown, Notary