

GRANT DEED

1 WILLIAM R. KERLEY and EMILY S. KERLEY, husband and wife, Grantors, for a
2 valuable consideration, receipt of which is hereby acknowledged, do hereby
3 grant to City of Riverside, a municipal corporation, for public street purposes,
the real property in the City of Riverside, County of Riverside, State of
California, described as follows:

4 A portion of Lot 3, Windsor Heights, as shown by map on file in Book 12, page
5 10 of maps, Records of Riverside County, California, being a strip of land 20
feet in right angle width and parallel with the westerly line of Gratton Street
6 as shown on said map, described by metes and bounds as follows:

7 Beginning at the Northwest corner of said Lot 3, said point being the inter-
8 section of the westerly line of Gratton Street and the southerly line of Hermosa
9 Drive; thence along said southerly line along the arc of a 319.00 foot radius
10 curve concave to the North (the long chord of which bears North 74° 54' 50"
11 East, 21.34 feet) through an angle of 3° 50', for a distance of 21.34 feet;
12 Thence South 5° 20' East, parallel with and 20 feet distant from said westerly
13 line of Gratton Street, a distance of 111.83 feet;
14 Thence southerly along the arc of a 1040 foot radius curve concave to the East
15 (the long chord of which bears South 1° 37' East, 251.38 feet) through an angle
16 of 13° 53' for a distance of 252.00 feet;
17 Thence North 5° 33' East a distance of 20.31 feet;
18 Thence northeasterly along the arc of a 375 foot radius curve concave to the
19 East (the long chord of which bears South 19° 01' East 136.14 feet) through an
20 angle of 20° 55', for a distance of 136.50 feet;
21 Thence South 29° 23' East a distance of 46.05 feet;
22 Thence South 68° 41' West a distance of 20.20 feet to a point on the westerly
23 line of said Lot 3, said point also being on the westerly line of said Gratton
24 Street;
25 Thence North 29° 25' West along said westerly line of Gratton Street, a distance
26 of 13.20 feet;
27 Thence along the arc of a 395 foot radius curve concave to the east (the long
28 chord of which bears North 19° 01' West 143.40 feet) through an angle of 20° 55',
29 for a distance of 144.20 feet;
30 Thence North 5° 33' West a distance of 20.31 feet;
31 Thence along the arc of a 1060 foot radius curve concave to the East (the long
32 chord of which bears North 1° 37' East, 256.20 feet) through an angle of 13°
53', for a distance of 256.85 feet;
Thence North 5° 20' East a distance of 111.43 feet to the point of beginning.

Dated October 7, 1954.

/s/ William R. Kerley
/s/ Emily S. Kerley

Ack.

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1 WILLIAM R. KERLEY and EMILY S. KERLEY, husband and wife, Grantors, for a
2 valuable consideration, receipt of which is hereby acknowledged, do hereby
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the real property in the City of Riverside, County of Riverside, State of
California, described as follows:

4 A portion of Lot 3, Windsor Heights, as shown by map on file in Book 12, page
5 10 of maps, Records of Riverside County, California, being a strip of land 20
6 feet in right angle width and parallel with the Easterly line of Gratton Street
as shown on said map, described by metes and bounds as follows:

7 Beginning at the Northwest corner of said Lot 3, said point being the inter-
8 section of the Easterly line of Gratton Street and the Southerly line of Hermosa
9 Drive; Thence along said Southerly line along the arc of a 319.00 foot radius
10 curve concave to the North (the long chord of which bears North 74° 54' 50"
11 East, 21.34 feet) through an angle of 3° 50', for a distance of 21.34 feet;
12 Thence South 5° 20' West, parallel with and 20 feet distant from said Easterly
13 line of Gratton Street, a distance of 118.88 feet;
14 Thence Southerly along the arc of a 1040 foot radius curve concave to the East
15 (the long chord of which bears South 1° 37' East, 251.38 feet) through an angle
16 of 13° 53' for a distance of 252.00 feet;
17 Thence South 8° 33' East a distance of 20.31 feet;
18 Thence Southeasterly along the arc of a 375 foot radius curve concave to the
19 East (the long chord of which bears South 19° 01' East 136.14 feet) through an
20 angle of 20° 55', for a distance of 136.90 feet;
21 Thence South 29° 28' East a distance of 46.06 feet;
22 Thence South 68° 41' West a distance of 20.20 feet to a point on the Westerly
23 line of said Lot 3, said point also being on the Easterly line of said Gratton
24 Street;
25 Thence North 29° 28' West along said Easterly line of Gratton Street, a distance
26 of 43.20 feet;
27 Thence along the arc of a 395 foot radius curve concave to the East (the long
28 chord of which bears North 19° 01' West 143.40 feet) through an angle of 20° 55',
29 for a distance of 144.20 feet;
30 Thence North 8° 33' West a distance of 20.31 feet;
31 Thence along the arc of a 1060 foot radius curve concave to the East (the long
32 chord of which bears North 1° 37' West, 256.20 feet) through an angle of 13°
53', for a distance of 256.85 feet;
Thence North 5° 20' East a distance of 111.43 feet to the point of beginning.

Dated October 7, 1954.

/s/ William R. Kerley
/s/ Emily S. Kerley

Ack.