

GRANT DEED

1 WILLIAM F. JONES, a married man, as his separate property, Grantor, for a
2 valuable consideration, receipt of which is hereby acknowledged, does hereby
3 grant to City of Riverside, a municipal corporation, the real property in the
4 City of Riverside, County of Riverside, State of California, described as follows:

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

9 Commencing at the Northeast corner of said Lot 3; Thence South 0° 01' East along
10 the East line of said Lot 3 to the Northeast corner of Lot 4 of said Windsor
11 Heights;

12 THENCE South 89° 54' West along the North line of said Lot 4, a distance of 291.55
13 feet to the Northwest corner of said Lot 4;

14 THENCE South 68° 41' West a distance of 505.90 feet to a point on the Easterly
15 line of said Lot 3 to the true point of beginning of the parcel to be described,
16 said point also being on the Easterly line of Gratton Street;

17 THENCE North 63° 41' East a distance of 20.20 feet;

18 THENCE South 29° 28' East, parallel with and 20 feet distant from said Easterly
19 line of Gratton Street, a distance of 175.93 feet;

20 ~~THENCE South 29° 28' East, parallel with and 20 feet distant from said Easterly
21 line of Gratton Street, a distance of 175.93 feet;~~

22 THENCE along the arc of an 820 foot radius curve concave to the Southwest (the
23 long chord of which bears South 23° 41' East, 165.26 feet) through an angle of
24 11° 34' for a distance of 165.54 feet;

25 THENCE South 17° 54' East a distance of 45.24 feet;

26 THENCE South 72° 06' West a distance of 20.00 feet to a point on the Easterly
27 line of said Gratton Street;

28 THENCE North 17° 54' West along said Easterly line a distance of 45.24 feet;

29 THENCE Northwesterly along the arc of an 800 foot radius curve concave to the
30 Southwest (the long chord of which bears North 23° 41' West, 161.23 feet) through
31 an angle of 11° 34' for a distance of 161.50 feet;

32 THENCE North 29° 28' West a distance of 174.84 feet to the true point of beginning.

/s/ William F. Jones

Dated October 4, 1954

Ack.

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4 City of Riverside, County of Riverside, State of California, described as follows:

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

9 Commencing at the Northeast corner of said Lot 3; Thence South 0° 01' East along
10 the East line of said Lot 3 to the Northeast corner of Lot 4 of said Windsor
11 Heights;

12 THENCE South 89° 54' West along the North line of said Lot 4, a distance of 291.55
13 feet to the Northwest corner of said Lot 4;

14 THENCE South 68° 41' West a distance of 505.90 feet to a point on the Westerly
15 line of said Lot 3 to the true point of beginning of the parcel to be described,
16 said point also being on the Easterly line of Gratton Street;

17 THENCE North 68° 41' East a distance of 20.20 feet;

18 ~~THENCE South 29° 28' East, parallel with and 20 feet distant from said Easterly
19 line of Gratton Street, a distance of 175.98 feet;~~

20 THENCE South 29° 28' East, parallel with and 20 feet distant from said Easterly
21 line of Gratton Street, a distance of 175.98 feet;

22 THENCE along the arc of an 820 foot radius curve concave to the Southwest (the
23 long chord of which bears South 23° 41' East, 165.26 feet) through an angle of
24 11° 34' for a distance of 165.54 feet;

25 THENCE South 17° 54' East a distance of 45.24 feet;

26 THENCE South 72° 06' West a distance of 20.00 feet to a point on the Easterly
27 line of said Gratton Street;

28 THENCE North 17° 54' West along said Easterly line a distance of 45.24 feet;

29 THENCE Northwesterly along the arc of an 800 foot radius curve concave to the
30 Southwest (the long chord of which bears North 23° 41' West, 161.23 feet) through
31 an angle of 11° 34' for a distance of 161.50 feet;

32 THENCE North 29° 28' West a distance of 178.84 feet to the true point of beginning.

/s/ William F. Jones

Dated October 4, 1954

Ack.