

W. recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

238792

FREE RECORDING
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee. (Government Code 6103)

RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.
At Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE
Book 1981, Page 238792
DEC 29 1981

Recorded in Official Records
of Riverside County, California
D. S. [Signature]
Recorder
FEES

FOR RECORDER'S OFFICE USE ONLY

Project: Mt. Rubidoux Property
167-026-002-8

GRANT DEED

10033

MIPO CORPORATION, a California corporation, formerly MISSION INN COMPANY,
a California corporation, Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
does hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation,
the real property in the City of Riverside, County of Riverside, State of
California, described as follows:

161 42365

That portion of Lot 314 of Corrected Map of Riverside Land and
Irrigating Company, as shown by map on file in Book 4, Page 75
of Maps, Records of Riverside County, California, and that
portion of Rubidoux Heights, as shown by map on file in Book 7,
Page 30 of Maps, Records of San Bernardino County, California,
described as follows:

BEGINNING at the northeasterly corner of Lot 305 as shown on
said map of Riverside Land and Irrigating Company; said corner
being an angle point on the westerly line of said Lot 314;
thence North 16° 26' 30" West, 360.49 feet; thence North 21° 39'
30" East, 649.30 feet; thence North 36° 47' 30" East, 275.39
feet; thence North 45° 10' East, 132.21 feet; thence North 47°
12' 30" East, 489.06 feet; thence North 46° 30' 30" East, 244.20
feet; thence North 39° 53' 30" East, 377.28 feet; thence North
37° 56' 30" East, 244.37 feet; thence North 65° 00' East, 338.08
feet; thence South 89° 31' East, 301.40 feet; thence South 37°
43' East, 448.27 feet; thence North 81° 28' East, 132.81 feet;
thence North 73° 04' 30" East, 138 feet; thence South 41° 53'
30" East 223.16 feet; thence South 46° 52' 30" East, 67 feet;
thence South 00° 42' West 88.20 feet; thence South 17° 52' 30"
West, 92.21 feet, to the northwesterly corner of Lot 5 of Mt.
Rubidoux Park Unit No. 3, as shown by map on file in Book 19,
Page 97 of Maps, Riverside County Records; thence North 88° 50'
East, to the southwesterly corner of Parcel 1 as conveyed to
John A. Simms and wife, by Deed recorded May 16, 1912 in Book
348, Page 281 of Deeds, Records of Riverside County, California;
thence North 06° 40' West, on the westerly line of the property
conveyed to John A. Simms and wife, and on the northerly extension
thereof to the northwest corner of Parcel 2 conveyed to John A.
Simms by the above described Deed, 248.50 feet more or less,
to the northwesterly corner of Parcel 2 as conveyed to said John
A. Simms by said Deed; thence North 88° 50' East, on the northerly
line of said parcel so conveyed, 200 feet, to the northwesterly
line of that certain parcel conveyed to the City of Riverside
by Deed recorded May 6, 1936 in Book 722, Page 589 of Deeds,
Riverside County Records; thence North 1° 10' West, on the
westerly line of said parcel so conveyed, 116.62 feet, more or
less, to an angle point therein; thence South 88° 50' West, on
said line 10 feet; thence North 1° 10' West 30.90 feet; thence
North 60° 47' West, 41.59 feet; thence North 29° 13' East, 15
feet to a point on the southerly line of Buena Vista Avenue, as
conveyed to the City of Riverside by Action No. 20794 of the

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Superior Court of the State of California, in and for the County of Riverside, 128.84 feet East from an angle point in said southerly line; thence North $60^{\circ} 16' 30''$ West to said angle point; thence North $40^{\circ} 58'$ West, 282.01 feet to an angle point; thence westerly, on a curve to the left, tangent to last mentioned course, having a radius of 425 feet and a central angle of $27^{\circ} 01'$ 200.40 feet to the end of said curve; thence North $67^{\circ} 59'$ West, 99.55 feet to a point in the southerly line of said Buena Vista Avenue as the same existed on May 6, 1930 which point is 9.99 feet easterly from an angle point in said southerly line; thence South $83^{\circ} 08'$ West, along said southerly line 9.99 feet to said angle point; thence North $49^{\circ} 00'$ West, along said southerly line, 14.83 feet; thence North $67^{\circ} 59'$ West 280.84 feet; thence westerly, along a curve to the left, tangent to said last mentioned course and having a radius of 425 feet and a central angle of $37^{\circ} 07'$ 275.32 feet to the end of said curve; thence South $74^{\circ} 54'$ West tangent to the last mentioned curve 231.68 feet; thence westerly, along a curve to the left, tangent to the last mentioned course and having a radius of 925 feet and a central angle of $6^{\circ} 41'$, 107.90 feet to the end of said curve; thence South $68^{\circ} 13'$ West, tangent to said last mentioned curve, 69.75 feet; thence westerly, along a curve to the right, tangent to the last mentioned course, having a radius of 575 feet and a central angle of $22^{\circ} 34' 10''$, 226.50 feet, to its intersection with the southerly line of Buena Vista Avenue, as the same existed on May 6, 1930; thence South $67^{\circ} 52' 30''$ West, along said southerly line to the intersection with the northwesterly line of said Lot 314; the last 13 courses and distances following the southerly line of Buena Vista Avenue, as acquired by the City of Riverside; thence North $58^{\circ} 15'$ West, 2.65 feet, to the southerly line of Lot 6 of Evans Rio Rancho, as shown by map on file in Book 10, Pages 52, 53, and 54 of Maps, Riverside County Records; thence South $33^{\circ} 9'$ West, 138.19 feet, more or less, to an angle point on said southerly line; thence South $47^{\circ} 36'$ West, 355 feet; thence South $27^{\circ} 17'$ West, 530 feet; thence South $44^{\circ} 21'$ West, 488.5 feet; thence South $38^{\circ} 12'$ West, 444 feet; thence South $30^{\circ} 06' 30''$ West, 619.6 feet; thence South $15^{\circ} 38' 30''$ West, 404.8 feet; thence South $14^{\circ} 39' 30''$ East, 82.7 feet; thence South $86^{\circ} 26' 30''$ East, 457 feet to the point of beginning; the last 9 courses and distances following the easterly line of said Lot 6;

EXCEPTING therefrom that portion as condemned by Riverside County Flood Control and Water Conservation District as parcel 68 in Decree of Condemnation recorded April 7, 1959 as Instrument No. 28790 of Official Records of Riverside County, California.

ALSO EXCEPTING therefrom that portion thereof described as follows: Lots 11 through 16 of an un-numbered block in Rubidoux Heights as shown by map on file in Book 7, Page 30 of Maps, records of San Bernardino County, California, said Lots also being a portion of Lot 314 of the Riverside Land and Irrigating Company Lands, as shown by map on file in Book 4, Page 75 of Maps, Records of Riverside County, California.

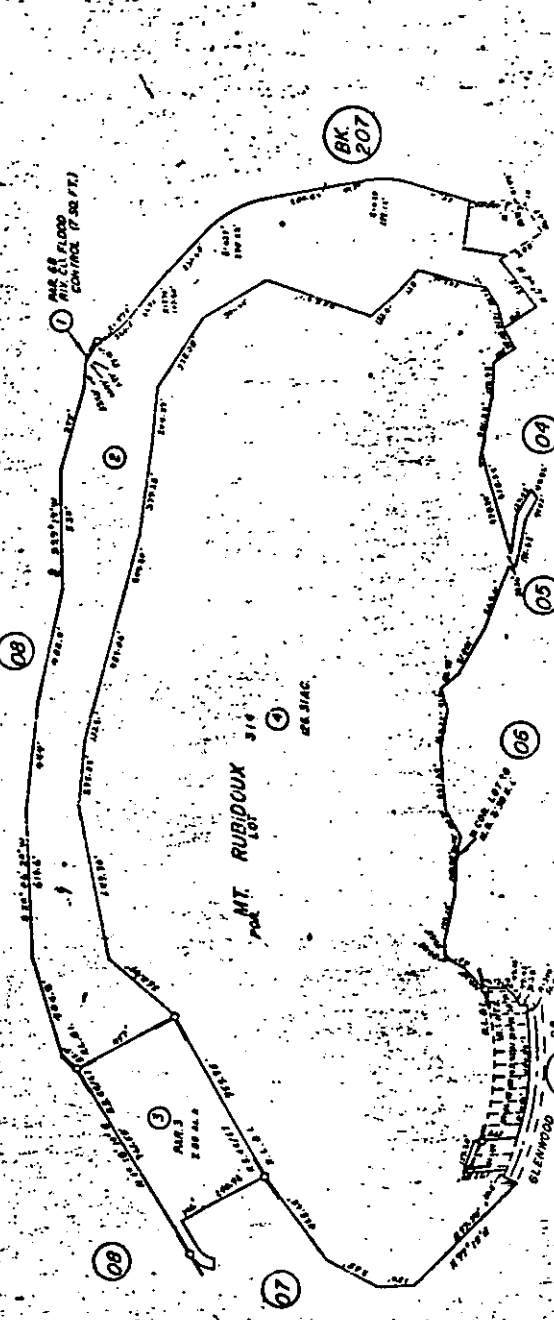
DESCRIPTION APPROVAL
William A. ...
for Surveyor

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1-10
187-02

T.R.A. 900

POR. CITY OF RIVERSIDE
(POR. RIV. LAND & IRRIGATION CO.)
T.E.S. R.5W.



M.B. 730 S.B. Rubidoux Heights
M.B. 4775 Corrected Map R.L.B.I.
R.S. 44/67

DATA SHEET
NO. 1071
DATE 10/21/81
BY J.R.D.
CHECKED J.R.D.
DATE 11/12/81

ASSESSOR'S MAP BK. 187 PG. 02
RIVERSIDE COUNTY, CALIF.

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1" = NONE DRAWN BY: _____ DATE: 11/2/81 SUBJECT: MIPD - MT. RUBIDOUX PROPERTY

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MIPO CORPORATION,
a California corporation,

Dated December 14, 1981

X By [Signature] Pres.

By Richard C. Rhoad
Secretary

[Signature]
APPROVED AS TO FORM
[Illegible Title]

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this Instrument to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 12-24-1981

[Signature]
Property Services Manager

