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GRANT DEED

SECURITY FIRST NATIONAL BANK, as Trustee, a national banking association, Grantor, for a valuable consideration, receipt of which is hereby acknowledged, does hereby grant to CITY OF RIVERSIDE, a municipal corporation, the real property in the County of San Bernardino, State of California, described as:

An undivided one-tenth (1/10th) interest in and to the following described property:

PARCEL 1:

All that portion of Lot 46, according to Map of Subdivision of the Bandini Donation, as per plat recorded in Book 3 of Maps, page 24, of the records of said County, lying north of the north line of Lot 47 and north of the extension of the said north line of Lot 47, to the east and west lines of said Lot 46, as said part of Lot 46 is shown on the plat of survey by Geo. M. Pearson, on file in the office of the County Recorder of said County; estimated to contain 22½ acres.

PARCEL 2:

Lots 40, 41, 45, 45½ and 47 according to Map of Subdivision of the Bandini Donation, as per plat recorded in Book 3 of Maps, page 24, records of said County.

PARCEL 3:

All that portion of Lots 39, 42, 44, 50 and 51 according to Map of Subdivision of the Bandini Donation, as per plat recorded in Book 3 of Maps, page 24, records of said County, described as follows:

Beginning at a point in Course No. 4 of Jurupa Rancho, as finally confirmed to Louis Roubidoux and 998.3 feet westerly from post "J5" of said Jurupa Rancho, said point being in the south line of said Lot 53 of the Bandini Donation, said point also being in the center of Rialto Road;
Thence North 4° 10' East, 883.77 feet;
Thence North 13° 40' West, 807 feet to the point of beginning of the herein described parcel of land, said point being in the center line of the Rialto Road;
Thence North 13° 40' West along the center line of said Rialto Road, 2595 feet;
Thence North 45° 25' East, 1288 feet;
Thence North 22° 31' East, 1781 feet;
Thence North 34° 26' East, 1215.2 feet, more or less, to a point in the northerly line of said Lot 39;

Pellissier property

1 Thence South 52° 15' East, 831 feet, more or
2 less, to a point in the easterly line of said Lot 39;
3 Thence South 18° 00' West, 2133.7 feet, more or
4 less, along the easterly line of Lot 39 to a point on
5 the northerly line of Lot 42;
6 Thence South 54° 00' East along the northerly
7 line of Lot 42, a distance of 760.7 feet;
8 Thence South 16° 20' West, 2004.8 feet to the
9 northeasterly corner of said Lot 50;
10 Thence South 14° 48' West along the easterly line
11 of said Lot 50, 568 feet;
12 Thence North 85° 16' West, 320.7 feet;
13 Thence South 30° 25' West, 597.0 feet;
14 Thence South 82° 27' West, 964 feet to the point
15 of beginning;

16 EXCEPT an undivided 7/8ths interest of all oil,
17 gas and other like minerals as reserved by Rivino
18 Land Company in deed recorded June 29, 1921, in Book
19 719 of Deeds, page 243, records of said County.

20 PARCEL 4:

21 That triangular piece of land situated in Lot 46,
22 according to the Map of Subdivision of the Bandini
23 Donation, as per plat recorded in Book 3 of Maps, page
24 24, records of said County and being bounded on the
25 south by the north line of La Loma School Lot, on the
26 east by the Lower Canal of the Riverside Water Company,
27 on the west by the land of Antonio Pellissier and on
28 the north by the main travelled road, said road being
29 the north extension of Orange Street in Riverside County.

30 PARCEL 5:

31 All that portion of Lot 46 according to Map of
32 Subdivision of Bandini Donation, as per plat recorded
33 in Book 3 of Maps, page 24, records of said County,
34 described as follows, to wit:

35 Beginning at a point on the east boundary of
36 said Lot 46 at a stake;
37 Thence North 72° West, 124 feet;
38 Thence North 1° 45' West, 243.5 feet;
39 Thence South 72° East, 287.7 feet;
40 Thence South 40° West, 247.5 feet to the point
41 of beginning; containing one acres, more or less.

42 (The School lot herein described is apparently
43 located in said Lot 46, as shown by plat recorded in
44 Book 17 of Maps, page 67, records of said County.)

45 PARCEL 6:

46 All that portion of Lot 46 according to Map of
47 Subdivision of the Bandini Donation, as per plat re-
48 corded in Book 3 of Maps, page 24, records of said
49 County, described as follows:

50 Beginning at the southwest corner of School
51 Lot in said Lot 46 at Station No. 1 of a Survey of a
52 portion of Lot 46, Bandini Donation, filed March 24,
53 1910;

54 Thence southerly on a line between Lots 46 and 47

1 as shown on said Survey to Station No.2, said
2 Station No.2 being the southeast corner of said
3 Lot 47;

4 Thence North $64^{\circ} 3'$ East, 118 feet to an inter-
5 section with the easterly line of said Lot 46 running
6 between Station No. 15 and 16 of said Lot 46;

7 Thence North $25^{\circ} 57'$ West along the east boundary
8 line of Lot 46, 124.1 feet to Station No.16 of said
9 Survey;

10 Thence North $5^{\circ} 3'$ East along the east boundary
11 of said Lot 46, 216.44 feet to Station No.17 of said
12 Survey;

13 Thence North $40^{\circ} 33'$ East along the east boundary
14 of said Lot 46, 59.08 feet to Station No.18 of said
15 Survey;

16 Thence North $73^{\circ} 57'$ West 126.05 feet to Station
17 No.1 of said Survey to the point of beginning.

18 PARCEL 7:

19 That portion of the East-half of Section 1, Town-
20 ship 2 South, Range 5 West, San Bernardino Base and
21 Meridian, according to Government Survey, located west-
22 erly of the westerly boundary line of the right of way
23 of Old Upper Canal of Riverside Water Co., and the
24 westerly boundary line of the right of way of Lower Canal
25 and south of what is known as "Zanjero Property" of said
26 County and described as follows:

27 Commencing at the northeasterly corner of Section 1,
28 Township 2 South, Range 5 West;

29 Thence West 1554.35 feet and South $19^{\circ} 8'$ West,
30 820.65 feet to beginning, said point of beginning being
31 the northeasterly corner of Lot 41 of Subdivision of
32 Bandini Donation, as per plat recorded in Book 3 of Maps,
page 24, records of said County;

Thence from beginning and following the west bound-
ary of the right of way of Lower Canal of Riverside Water
Co., South $23^{\circ} 43'$ East, 218 feet;

Thence South $30^{\circ} 49'$ East, 142 feet;

Thence South $37^{\circ} 42'$ East, 172 feet;

Thence South $43^{\circ} 20'$ East, 730 feet;

Thence South $28^{\circ} 18'$ East, 200 feet;

Thence South $45^{\circ} 8'$ East, 100 feet;

Thence South $59^{\circ} 26'$ East, 180 feet;

Thence South $32^{\circ} 33'$ East, 134 feet;

Thence South $37^{\circ} 36'$ East, 166 feet;

Thence South $3^{\circ} 00'$ East, 120 feet;

Thence South $10^{\circ} 10'$ West, 100 feet;

Thence South $17^{\circ} 40'$ West, 245 feet;

Thence South $31^{\circ} 15'$ West, 234.26 feet;

Thence South $5^{\circ} 30'$ East, 157.74 feet;

Thence South $35^{\circ} 15'$ East, 497.64 feet;

Thence South $40^{\circ} 30'$ West, 396 feet;

Thence South $5^{\circ} 00'$ West, 216.48 feet;

Thence South $26^{\circ} 00'$ East, 150.44 feet;

Thence North $58^{\circ} 3'$ East, 95.6 feet to a point
16.5 feet, measured southwesterly at right angles to
the center line of Old Upper Canal of Riverside Water Co.;

Thence following southwesterly boundary line of
said Old Upper Canal and 16.5 feet from the center thereof
as nearly as may be, North $25^{\circ} 30'$ West, 85.6 feet;

1 Thence North 7° 24' West, 112 feet;
 Thence North 12° 17' East, 110 feet;
 2 Thence North 36° 12' East, 144 feet;
 Thence North 55° 27' East, 137 feet;
 3 Thence North 80° 36' East, 92 feet;
 Thence North 47° 13' East, 80 feet;
 4 Thence North 13° 15' East, 115 feet;
 Thence North 73° 1' West, 90 feet;
 5 Thence North 53° 22' West, 100 feet;
 Thence North 39° 17' West, 225 feet;
 6 Thence North 56° 55' West, 110 feet;
 Thence North 21° 2' West, 76 feet;
 7 Thence North 7° 49' East, 80 feet;
 Thence North 47° 53' East, 65 feet;
 8 Thence North 76° 3' East, 160 feet;
 Thence North 29° 11' West, 122 feet;
 9 Thence North 9° 45' East, 79 feet;
 Thence North 68° 22' East, 88 feet;
 10 Thence North 5° 31' East, 88 feet;
 Thence North 24° 49' West, 50 feet;
 11 Thence North 14° 7' East, 118 feet;
 Thence North 33° 40' West, 110 feet;
 12 Thence North 30° 13' West, 160 feet;
 Thence North 15° 35' West, 106 feet;
 13 Thence North 23° 00' West, 136 feet;
 Thence North 79° 38' West, 80 feet;
 14 Thence North 45° 54' West, 50 feet;
 Thence North 6° 15' East, 63 feet;
 15 Thence North 33° 56' West, 141 feet;
 Thence North 34° 34' West, 270 feet;
 16 Thence North 22° 19' West, 125 feet;
 Thence North 78° 4' West, 185 feet;
 17 Thence North 51° 11' West, 190 feet;
 Thence North 37° 33' West, 170 feet;
 18 Thence North 27° 1' West, 137 feet;
 Thence North 31° 6' West, 191.6 feet;
 19 Thence North 24° 8' West, 83.48 feet;
 Thence West 162 feet to the beginning;

20
 21 ALSO EXCEPT THEREFROM that portion thereof con-
 22 veyed to David Garcia by deed dated May 22, 1916,
 23 recorded June 12, 1939, in Book 1348, page 396,
 Official Records, described as a portion of Lot 48
 of Bandini Donation, as per plat recorded in Book 3
 of Maps, page 24, records of said County.

24 PARCEL 8:

25 That portion of the Jurupa Rancho, as per plat
 26 recorded in Book 9 of Maps, page 33, records of said
 County, described as follows:

27 Beginning at an angle in Lot 40 of Bandini Donation,
 28 near the outlet of the Old Spanish Town Ditch;
 Thence following the east line of said Lot 40,
 North 9° 45' West, 264 feet;
 29 Thence North 1° 15' East, 602.58 feet;
 Thence North 11° 00' West, 518.10 feet;
 30 Thence North 4° 15' East, 170.28 feet;
 Thence North 6° 15' West, 173.58 feet;
 31 Thence North 00° 30' West, 166.32 feet;
 Thence North 2° 00' East, 158.40 feet;
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Thence North 30° 30' West, 199.98 feet;
Thence North 1° 30' West, 166.32 feet;
Thence North 5° 00' East, 190.08 feet;
Thence North 13° 15' East, 238.92 feet;
Thence North 2° 30' East, 157.74 feet;
Thence North 00° 18' East 149.82 feet;
Thence North 7° 30' East, 250.80 feet;
Thence North 23° 15' East, 283.80 feet;
Thence northerly to the east line of Lot 30
of the Bandini Donation;
Thence North 1° 45' East, 297 feet;
Thence North 4° 30' West, 227.70 feet to the
most southerly corner of Lot 27 of the Bandini
Donation;
Thence North 00° 30' East, 765.60 feet;
Thence North 38° 30' East, 287.10 feet;
Thence North 45° 00' East, 306.24 feet;
Thence North 40° 00' East, 194.70 feet;
Thence North 32° 00' East, 172.92 feet;
Thence North 57° 00' East, 132 feet;
Thence North 68° 30' East along the southeasterly
line of Lot 23 of Bandini Donation to a point where
said southeasterly line of said Lot 23 is intersected
by the west line of the Tropica Rancho produced
North 9° 30' West;
Thence South 9° 30' East to a point 16½ feet
north of the center line of the Upper Riverside Ditch
where said Upper Riverside Ditch intersects the west
line of said Tropica Rancho;
Thence on a line 16½ feet northwesterly from the
center line of the Upper Riverside Ditch and parallel
to the same to a point North 69° 30' East from the
point of beginning;
Thence South 69° 30' West, 141.24 feet, more or
less, to the point of beginning.

TOGETHER WITH an undivided one-tenth interest in
and to water and water rights situate in the "Trujillo"
or "Spanish-Town" Ditch, said ditch being situate in
the Counties of San Bernardino and Riverside, State of
California, and said Ditch being entitled to a continuous
run of One Hundred (100) inches of water, said right be-
ing more particularly shown in Case #579 in the Superior
Court of the County of San Bernardino, State of California,
as per judgment recorded in the County Clerk's Office of
said County and State in Book #2 of Judgments, page #102.
The water herein conveyed is Fourteen (14) hours of the
said water and water right of One Hundred inches, the
turn coming once every Eleven (11) days.

SUBJECT TO:
1. Taxes for the fiscal year 1959-60.
2. Rights of way, reservations, conditions and
restrictions of record.

DATED: July 29 1959.
SECURITY FIRST NATIONAL BANK, as Trustee,
By R. M. LIVES Vice President
By R. M. HARRIS Trust Officer

1 STATE OF CALIFORNIA)
2 COUNTY OF RIVERSIDE)

ss

3 On this 30 day of JULY 1959, before me,
4 THE UNDERSIGNED a Notary Public in and for
5 said County and State, personally appeared R.H. STEVENSON
6 known to me to be the Vice-President, and
7 MARION, known to me to be the ASST Trust Officer
8 of the national banking association that executed the within
9 instrument, and known to me to be the persons who executed the
10 within instrument on behalf of the association therein named,
11 and acknowledged to me that such association executed the same,
12 and acknowledged to me that such association executed the within
13 instrument pursuant to its by-laws or a resolution of its Board
14 of Directors.

15 WITNESS my hand and official seal the day and year in
16 this certificate first above written.

19 E. LEONARD
20 Notary Public in and for said County
21 and State

22 My Commission expires 1-25-61

25 APPROVED AS TO FORM:

*Recorded August 20, 1959
Book 2532 Pg. 259*

27 Leo A. Deegan
28 City Attorney

32 6/24/59