

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

Grant Deed

I. R. S. §.....

(Corporation)

~~BENENSON REALTY CO.,~~ *Mission INN Company*

....., a corporation,

(GRANTOR)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Does Hereby Grant To CITY OF RIVERSIDE, a municipal corporationthe real property in the City of RiversideCounty of Riverside, State of California, described as follows:

SEE SHEET ATTACHED:

Lots K, L, S and those portions of Lots J, M, N, O and T as shown by Amended Map of Indian Hill Tract on file in Book 10 page 3 of Maps, Riverside County Records, lying Southerly of the following described line:

Commencing at the most Easterly corner of said Lot T; thence along the Northeasterly line of said Lot T, North $33^{\circ} 44' 58''$ West, 235 feet, to a three-fourths inch iron pipe; thence along a Northwesterly line of that certain parcel of land conveyed to the City of Riverside by Deed recorded August 25, 1941 in Book 513 page 390 of Official Records, Riverside County Records, South $32^{\circ} 03' 25''$ West, 116.15 feet for the true point of beginning; thence North $53^{\circ} 02' 36''$ West, 35.94 feet; thence along a tangent curve concave Southwesterly having a radius of 3,000 feet, through an angle of $8^{\circ} 10' 24''$ a distance of 427.96 feet; thence North $61^{\circ} 13' 00''$ West 521.85 feet; thence North $57^{\circ} 03' 34''$ West, 318.45 feet; thence along a tangent curve concave Southwesterly having a radius of 2,500 feet, through an angle of $6^{\circ} 54' 53''$, a distance of 301.71 feet; thence North $64^{\circ} 28' 27''$ West 271.99 feet, to a point on the Southeasterly line of that certain parcel of land condemned by Riverside County Flood Control and Water Conservation District by Decree of Condemnation, a certified copy of which was recorded April 7, 1959 in Book 2446 page 107 of Official Records, Riverside County Records, distant on said Southeasterly line South $35^{\circ} 38' 11''$ West, 996.76 feet from its intersection with the Northeasterly line of said Lot J; TOGETHER WITH that portion of Redwood Drive which lies Southerly of said line and Northerly of the Easterly extension of the Southerly line of said Lot K vacated by Resolution No. 4835 of the Council of the City of Riverside, a certified copy of which was filed for record December 18, 1950 in Book 1229 page 6 of Official Records, Riverside County Records;

EXCEPTING from said Lots S and T, the following described parcel: Commencing at the most Southerly corner of said Lot S; thence Northerly along the Easterly line of said Lots S and T, a total distance of 1273.81 feet, more or less, to the Northeasterly corner of said Lot T; thence Northwesterly along the Northeasterly line of said Lot T, 235 feet; thence in a Southerly direction 635 feet to a point distant 244 feet on a line measured at a right angle, from the Easterly line of said Lot T; thence in a Westerly direction, 364 feet to a point distant 563 feet on a line measured at a right angle from the Easterly line of said Lot S; thence in a Southwesterly direction, 164 feet to a point distant 632 feet on a line measured at a right angle from the Easterly line of said Lot S; thence Southerly and parallel with the Easterly line of said Lot S, to a point on the Northeasterly line of Redwood Drive, as shown on said map; thence Southeasterly along the Northerly line of said Redwood Drive, to the point of beginning;

ALSO EXCEPTING from said Lot K, the portion thereof described as follows:
Beginning at the west Easterly corner of said Lot K, thence North $22^{\circ} 16'$

the Southeasterly line of that certain parcel of land condemned by Riverside County Flood Control and Water Conservation District by Decree of Condemnation, a certified copy of which was recorded April 7, 1959 in Book 2446 page 107 of Official Records, Riverside County Records, distant on said Southeasterly line South $35^{\circ} 38' 11''$ West, 996.76 feet from its intersection with the Northeasterly line of said Lot J; TOGETHER WITH that portion of Redwood Drive which lies Southerly of said line and Northerly of the Easterly extension of the Southerly line of said Lot K vacated by Resolution No. 4835 of the Council of the City of Riverside, a certified copy of which was filed for record December 18, 1950 in Book 1229 page 6 of Official Records, Riverside County Records;

EXCEPTING from said Lots S and T, the following described parcel: Commencing at the most Southerly corner of said Lot S; thence Northerly along the Easterly line of said Lots S and T, a total distance of 1273.81 feet, more or less, to the Northeasterly corner of said Lot T; thence Northwesterly along the Northeasterly line of said Lot T, 235 feet; thence in a Southerly direction 635 feet to a point distant 244 feet on a line measured at a right angle, from the Easterly line of said Lot T; thence in a Westerly direction, 364 feet to a point distant 563 feet on a line measured at a right angle from the Easterly line of said Lot S; thence in a Southwesterly direction, 164 feet to a point distant 632 feet on a line measured at a right angle from the Easterly line of said Lot S; thence Southerly and parallel with the Easterly line of said Lot S, to a point on the Northeasterly line of Redwood Drive, as shown on said map; thence Southeasterly along the Northerly line of said Redwood Drive, to the point of beginning;

ALSO EXCEPTING from said Lot K, the portion thereof described as follows: Beginning at the most Westerly corner of said Lot K; thence North $32^{\circ} 15'$ East, 120.13 feet; thence South $12^{\circ} 23'$ East, 181.78 feet; thence North $53^{\circ} 37'$ West, 128.71 feet to the point of beginning;

ALSO EXCEPTING from said portion of Lot J, that portion included in the parcel of land condemned by Riverside County Flood Control and Water Conservation District by Decree of Condemnation, a certified copy of which was recorded April 7, 1959 in Book 2446 page 107 of Official Records, Riverside County Records;

ALSO EXCEPTING from said portion of Lot J, that portion which lies Southerly of the following described line: Beginning at a point on the Northwesterly line of said Lot J, which bears North $23^{\circ} 47'$ East, 316.80 feet from the most Westerly corner of said Lot J, said point being the most Northerly corner of that certain parcel of land conveyed to William J. Hadley and wife, by Deed recorded September 8, 1939 in Book 431 page 358 of Official Records, Riverside County Records; thence South $53^{\circ} 37'$ East along the Northeasterly line of the parcel so conveyed to William J. Hadley and wife, 896 feet to a point on the Southeasterly line of said Lot J;

ALSO EXCEPTING therefrom all water and water rights appurtenant thereto together with the right to remove the same, as conveyed to the City of Riverside, a municipal corporation, recorded June 30, 1931 in Book 30 page 446 and Book 31 page 339, respectively, of Official Records, Riverside County Records;

ALSO EXCEPTING therefrom all riparian rights in and to the waters of the Santa Ana River pertaining or appurtenant to said real property.

ALSO EXCEPTING from said Lot "S" that portion described as follows: Beginning at a point on the Northeasterly line of Redwood Drive (now Dexter Drive) as shown on the Amended Map of Indian Hill Tract, on file in Book 10 page 3 of Maps, Riverside County Records, said point being South $53^{\circ} 37'$ East a distance of 1241.81 feet from the Westerly corner of Lot K of said Amended Map of Indian Hill Tract; thence North $23^{\circ} 04' 10''$ East, 22.69 feet; thence on a curve concave to the Southeast through an arc of $28^{\circ} 22' 50''$ with a radius of 215 feet a distance of 106.28 feet; thence North $51^{\circ} 27'$ East a distance of 124.58 feet; thence South $28^{\circ} 17'$ West a distance of 250.28 feet to the Northerly line of the above mentioned Redwood Drive (now Dexter Drive) thence North $53^{\circ} 37'$ West a distance of 64.04 feet to the point of beginning.

Recorded May 19, 1960
Book 2698 pg. 520