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GRANT DEED

ALFRED R. RUHNAU and ESTHER M. RUHNAU, husband and wife,

(Grantor - Grantors)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
do _____ 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: --

**All that portion of Lot 1 in Block 16 of lands of Riverside Land and
Irrigating Company, as shown by Map recorded in Book 1, page 70 of Maps,
records of San Bernardino County, described as follows:**

**Commencing at the intersection of the Southerly line of Arlington Avenue,
as widened by Judgment of Condemnation, a certified copy of which was
recorded May 22, 1945 in Book 678, page 200 of Official Records of
Riverside County, with the Southwesterly line of Madison Street as
shown on said Map; Thence South 89° 42' West along the Southerly line
of Arlington Avenue, as widened, 390.11 feet to a point which bears
North 89° 42' East, 105.36 feet from the Northeasterly line of that
certain parcel of land conveyed to James McKee, et ux, by Deed recorded
March 7, 1923 in Book 578, page 24 of Deeds, records of Riverside County,
for the point of beginning; Thence at a right angle South 0° 18' East,
14.0 feet; Thence at a right angle Westerly and parallel with Southerly
line of Arlington Avenue, 95.92 feet to a point on the Easterly line of
that certain parcel of land conveyed to James McKee, et ux, hereinabove referred
to; Thence North 34° 00' West along the Easterly line of said Parcel, 16.89
feet to a point on the Southerly line of Arlington Avenue, as widened; Thence
North 89° 42' East along the Southerly line of Arlington Avenue, as widened,
105.36 feet to the point of beginning.**

Dated 2 - 23 19 61

(S)
Alfred R. Ruhnau
(S)
Esther M. Ruhnau

RECORDED Mar. 14, 1961
BOOK 2867 PAGE 235
OFFICIAL RECORDS, RIV. CO.
INSTRUMENT NO. 21789

Par. 65
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