

GRANT DEED

SUN GOLD, INC., a California corporation,

~~(Grantor--~~ Grantor)

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

That portion of the northeast quarter of the northwest quarter of Section 20, Township 2 South, Range 4 West, San Bernardino Base and Meridian, described as follows:

Beginning at the southwesterly corner of Lot 240, as shown on map of University Highlands Unit No. 2 on file in Book 37, page 19 of Maps, Records of Riverside County, California;

Thence North 05° 21' 10" West, along the westerly line of said Lot 240, and its northerly prolongation, a distance of 111.77 feet to a point; thence South 69° 26' West, a distance of 108.81 feet to a point; thence South 05° 21' 10" East and parallel with the westerly line of said Lot 240, a distance of 70.27 feet to the northerly line of Spruce Street, formerly known as Indianapolis Avenue; thence South 86° 39' East along said northerly line, 64.90 feet to a tangent curve concave northerly with a radius of 270.0 feet; thence easterly along the arc of said curve, through an angle of 8° 42' 10", a distance of 41.01 feet to the point of beginning.

Subject to easements and reservations of record.

SUN GOLD, INC.

Dated Sept. 27 19 61

By Fred C. Jennings

By J. L. Simpson

RECORDED Nov. 10, 1961

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OFFICIAL RECORDS, RIV. CO.

INSTRUMENT NO. 97299



SCALE: 1"=100'

244

239

240

$N 83^{\circ}04'10'' W$   
 $115.55$   
 $R=1000 \Delta=03^{\circ}34'58'' N 86^{\circ}29' W 198.52'$   
 $73.22 L L=67.49$   
 SPRUCE  
 $R=300 \Delta=19^{\circ}21'$   
 $70.00$   
 $574^{\circ}00' W$   
 ST.

UNIVERSITY HIGHLANDS NO. 2  
 11.3. 37/19

SUGARLOAF  
 DR.

SARAN CT.  
 N 76^{\circ}00' W

S 20^{\circ}34' E

N 69^{\circ}26' E  
 165.06  
 133.62  
 198.52

0.22 AC  
 6490  
 M. 01.12.50 N  
 L 77.19.16.7  
 01.24.00  
 0.22 AC

R. 970  
 2.99 34.50"  
 2.60 62.50"  
 72.66  
 18.84  
 53.66

PLAT  
 SHOWING LAND TO BE ACQUIRED