

GRANT DEED

THE RIGHTS OF THE UNIVERSITY OF CALIFORNIA, Grantor, Grant to the County of Riverside the real property in the County of Riverside, State of California, described as follows:

PARCEL 1 - CHICAGO AVENUE

The easterly rectangular 1 1/2 feet of the westerly rectangular 47 feet of Lot 1, Lot 4 and Lot 8 in Block 8 of the Subdivision of Section 30, T. 2 S., R. 4 W., S. B. N., as shown by map on file in Book 2, page 37 of Maps, Records of Riverside County, California, and the easterly rectangular 1 1/2 feet of the westerly rectangular 47 feet of Lot 3 and Lot 4 of the Resubdivision of Lots 5, 6 and 7 in Block 8 in the Subdivision of said Section 30, as shown by map on file in Book 2, page 51 of Maps, Records of said Riverside County, said 47 foot strip is measured from the west line of said Section 30.

Excepting therefrom the northerly rectangular 33 feet lying within the boundaries of Pennsylvania Avenue, and excepting also the southerly rectangular 33 feet lying within the boundaries of South Street, as shown on said map on file in Book 2, page 37 of Maps.

✓ 12/21-713

PARCEL 2 - SOUTH STREET

That portion of Lot 8 in Block 8 of the Subdivision of Section 30, T. 2 S., R. 4 W., S. B. N., as shown by said Book 2, page 37 of Maps, described by notes and bounds as follows:

Commencing at the intersection of the south line of said Lot 8, with the center line of Chicago Avenue as shown on said map;

Thence northerly along said center line of Chicago Avenue, a distance of 4 1/2 feet;  
Thence at right angles, easterly, a distance of 47 feet to the true point of beginning of the parcel of land to be described;

Thence continuing easterly, parallel with and 4 1/2 feet distant northerly from the southerly line of said Lot 8, a distance of 100 feet;

Thence northwesterly to a point which is 47 feet in right angle distance, easterly, from the westerly line of said Lot 8;

Thence southerly along a line which is parallel with, and 47 feet distant easterly from said westerly line, a distance of 20 feet to the point of beginning.

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**PARCEL 3 - PENNSYLVANIA AVENUE**

That portion of Lot 1 in Block 8 of said Subdivision of Section 30, T. 2 S., R. 4 W., S. B. N., described by notes and bounds as follows:

Commencing at the intersection of the center line of Chicago Avenue, with the center line of Pennsylvania Avenue (Center Street) as shown on said map;

Thence southerly along the center line of said Chicago Avenue, a distance of 33 feet;

Thence at right angles, easterly, a distance of 47 feet to the true point of beginning of the parcel of land to be described;

Thence continuing easterly, parallel with and 33 feet distant southerly from said center line of Pennsylvania Avenue, a distance of 100 feet;

Thence southwesterly to a point which is 47 feet in right angle distance easterly from said center line of Chicago Avenue;

Thence northerly, parallel with and 47 feet distant easterly from said center line of Chicago Avenue, a distance of 20 feet to the true point of beginning.

**PARCEL 4 - PENNSYLVANIA AVENUE**

That portion of Lot 8 in Block 1 of said Subdivision of Section 30, T. 2 S., R. 4 W., S. B. N., described by notes and bounds as follows:

Commencing at the intersection of the center line of Chicago Avenue, with the center line of Pennsylvania Avenue (Center Street) as shown on said map;

Thence northerly along the center line of said Chicago Avenue, a distance of 33 feet;

Thence at right angles easterly, a distance of 33 feet to the true point of beginning of the parcel of land to be described;

Thence continuing easterly, parallel with and 33 feet distant northerly from said center line of Pennsylvania Avenue, a distance of 100 feet;

Thence northwesterly to a point which is 33 feet in right angle distance easterly from said center line of Chicago Avenue;

Thence southerly, parallel with and 33 feet distant easterly from said center line of Chicago Avenue, a distance of 19 feet to the true point of beginning.

**PARCEL 5 - PENNSYLVANIA AVENUE**

That portion of Lot 7 in Block 2 of said Subdivision of Section 30, T. 2 S.,

N. & W., S. E. N., described by notes and bounds as follows:

Commencing at the intersection of the center line of Pennsylvania Avenue (Center Street), with the center line of Iowa Avenue, as shown on said map;

Thence northerly along the center line of said Iowa Avenue, a distance of 33 feet;

Thence at right angles westerly, a distance of 33 feet to the true point of beginning of the parcel of land to be described;

Thence continuing westerly, parallel with and 33 feet distant northerly from said center line of Pennsylvania Avenue, a distance of 100 feet;

Thence northeasterly to a point which is 33 feet in right angle distance <sup>(W)</sup> easterly from said center line of Iowa Avenue;

Thence southerly, parallel with and 33 feet distant westerly, from said center line of Iowa Avenue, a distance of 20 feet to the true point of beginning.

**PARCEL 6 - PENNSYLVANIA AVENUE**

That portion of Lot 9 in Block 3 of said Subdivision of Section 30, T. 2 S., N. & W., S. E. N., described by notes and bounds as follows:

Commencing at the intersection of the center line of Pennsylvania Avenue (Center Street) with the center line of Iowa Avenue, as shown on said map;

Thence northerly along the center line of said Iowa Avenue, a distance of 33 feet;

Thence at right angles easterly, a distance of 33 feet to the true point of beginning of the parcel of land to be described;

Thence continuing easterly, parallel with and 33 feet distant northerly from said center line of Pennsylvania Avenue, a distance of 100 feet;

Thence northwesterly to a point which is 33 feet in right angle distance easterly from said center line of Iowa Avenue;

Thence southerly, parallel with and 33 feet distant easterly from said center line of Iowa Avenue, a distance of 20 feet to the true point of beginning. <sup>1/4/20 712</sup>

**PARCEL 7 - PENNSYLVANIA AVENUE**

The southerly rectangular 33 feet of Lot A in the Subdivision of Section 30, T. 2 S., N. & W., S. E. N., (as shown by said map on file in Book 2, page 37 of Maps, Records of Riverside County, California.

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The side lines of the above described parcel of land shall terminate westerly on the westerly line of the right of way of the Gage Canal, said westerly line also being the easterly line of Lot 7 in Block 3 of said Subdivision of Section 30, and shall terminate easterly on the easterly line of said Lot A, said easterly line also being the easterly line of said Section 30. *✓12/20 HLB*

**PARCEL 8 - PENNSYLVANIA AVENUE**

The northerly rectangular 33 feet of Lot B in the Subdivision of Section 30, T. 2 S., R. 4 W., S. B. M., as shown by said map on file in Book 2, page 37 of Maps, Records of Riverside County, California.

The side lines of the above described parcel of land shall terminate westerly on the westerly line of the right of way of the Gage Canal, said westerly line also being the easterly line of Lot 3 in Block 6 of said Subdivision of Section 30, and shall terminate easterly on the easterly line of said Lot B, said easterly line also being the easterly line of said Section 30. *✓12/21 HLB*

**PARCEL 9 - PENNSYLVANIA AVENUE**

That portion of the W 1/2 of Section 29, T. 2 S., R. 4 W., S. B. M., described by notes and bounds as follows:

Beginning at the intersection of the center line of Canyon Crest Drive with the northerly line of Pennsylvania Avenue, 60 feet in width, conveyed to the County of Riverside by deed recorded February 5, 1915, in Book 411, page 192 of Deeds, Records of said Riverside County, California;

Thence easterly along said northerly line of Pennsylvania Avenue to the westerly line of that certain parcel of land lying northerly of, and adjacent to, said northerly line of Pennsylvania Avenue, conveyed to the State of California by deed recorded February 13, 1959, in Book 2444, page  $\frac{14}{8}$  of Official Records of said Riverside County, California;

Thence northerly along said westerly line, a distance of 3 feet;

Thence westerly, parallel with and 3 feet distant northerly from said northerly line of Pennsylvania Avenue, to said center line of Canyon Crest Drive;

Thence southerly along said center line, a distance of 3 feet to the point of beginning. *✓12/25 HLB*

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**PARCEL 10 - PENNSYLVANIA AVENUE**

That portion of the W 1/2 of Section 29, T. 2 S., R. 4 W., S. B. M., described by notes and bounds as follows:

Beginning at the intersection of the center line of Canyon Crest Drive, conveyed to the County of Riverside by deed recorded December 21, 1908 in Book 276, page 17 of Deeds, Records of said Riverside County, with the southerly line of Pennsylvania Avenue, 60 feet in width, conveyed to the County of Riverside by deed recorded February 5, 1915, in Book 411, page 192 of Deeds, Records of said Riverside County;

Thence easterly along said southerly line of Pennsylvania Avenue, to the westerly line of that certain parcel of land lying southerly of, and adjacent to, said southerly line of Pennsylvania Avenue, conveyed to the State of California by deed recorded February 13, 1959, in Book 244, page ~~41~~<sup>8</sup> of Official Records of said Riverside County;

Thence southerly along said westerly line, a distance of 3 feet;

Thence westerly, parallel with and 3 feet distant southerly from said southerly line of Pennsylvania Avenue to said center line of Canyon Crest Drive;

Thence northerly along said center line, a distance of 3 feet to the point of beginning.

*1/2/25 HJB*

**PARCEL 11 - CANYON CREST DRIVE**

The westerly rectangular 1/4 feet of the easterly rectangular 1/4 feet of Lot B in the Subdivision of Section 30, T. 2 S., R. 4 W., S. B. M., as shown by map of the Subdivision of said Section 30, on file in Book 2, page 37 of Maps, Records of said Riverside County, California, excepting the northerly 33 feet therefrom.

*1/2/21 HJB*

**PARCEL 12 - CANYON CREST DRIVE**

That portion of the SW 1/4 of Section 29, T. 2 S., R. 4 W., S. B. M., being more particularly described as follows:

The easterly rectangular 1/4 feet of the westerly 1/4 foot of that portion of said SW 1/4, lying southerly of Pennsylvania Avenue, 60 feet in width, as conveyed to the County of Riverside by deed recorded February 15, 1915, in Book 411, page 192 of Deeds, Records of said Riverside County, and northerly of a line that bears N. 89° 43' E., 593.25 feet from a point on the west line of said Section 29, said point

bears south along said west line, 712 feet from the point of intersection of the center line of Pennsylvania Avenue and Canyon Crest Drive, as per deed recorded June 18, 1915, in Book 425, page 32 of Deeds, Records of said Riverside County, California, excepting the northerly 3 feet therefrom. ✓ 12/25 HB

PARCEL 13 - SOUTH STREET

The northerly rectangular 11 feet of the southerly rectangular 44 feet of Lot 8 in Block 8, Lot 7 and Lot 8 in Block 7, and Lot 6 in Block 6 of the Subdivision of Section 30, T. 2 S., R. 4 W., S. B. M., as shown by map on file in Book 2, page 37 of Maps, Records of Riverside County, California, and the northerly rectangular 11 feet of the southerly rectangular 44 feet of Lot 5 of the Resubdivision of Section 30, T. 2 S., R. 4 W., S. B. M., as shown by map on file in Book 2, page 31 of Maps, Records of said Riverside County.

The side lines of the above described parcel of land shall terminate easterly on the westerly right of way line of the Gage Canal as shown on map of the Subdivision of Section 30, recorded in said Book 2, page 37 of Maps, excepting the westerly 47 feet thereof. ✓ 12/21 HB

PARCEL 14 - SOUTH STREET

That portion of Lot 4<sup>th</sup> in the SE 1/4 of Section 30, T. 2 S., R. 4 W., S. B. M., as shown by map of the Subdivision of Section 30, T. 2 S., R. 4 W., S. B. M., on file in Book 2, page 37 of Maps, Records of Riverside County, California, described by notes and bounds as follows:

Begin at the intersection of the easterly line of the Gage Canal right of way, with the southerly line of said SE 1/4 of Section 30, from which point of intersection the southwest corner of said SE 1/4 bears S. 89° 40' W., a distance of 391.7 feet, as shown by map of Monte Vista Tract, on file in Book 6, page 20 of Maps, Records of said Riverside County, California;

Thence S. 89° 40' E., along said southerly line, a distance of 368.35 feet to a point on a 404 foot radius curve, concave southerly, from which point a radial line of said 404 foot radius curve bears S. 26° 59' 22" W.;

Thence westerly along the arc of said curve, through an angle of 26° 59' 22", for an arc distance of 190.31 feet;

C O P Y

**CERTIFICATE OF ACCEPTANCE OF DEED**  
(Gov. Code 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the deed dated .....  
..... May 27, 1959 ..... from The Regents of the University of .....  
..... California ..... to  
COUNTY OF RIVERSIDE, a political corporation and/or governmental agency, is hereby accepted by order  
of the Board of Supervisors on the date below and the grantee consents to recordation thereof by its duly  
authorized officer.

Date ..... June 15, 1959 .....

G. A. PEQUEGNAT, County Clerk

By *[Signature]* ..... Deputy

Form 416.5

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Thence S.89°40'W., parallel with and 44 feet distant northerly from said southerly line of the SE 1/4 of Section 30, to said easterly line of the Gage Canal right of way;

Thence southerly along said easterly line to the point of beginning.

*1221 HB*

Dated: May 27, 1959

THE REPORTS OF THE UNIVERSITY OF CALIFORNIA

BY: *Donald H. McLaughlin*  
Donald H. McLaughlin, Chairman

BY: *Robert M. Underhill*, Sec'y  
Robert M. Underhill, Secretary

APPROVED AS TO FORM  
*Robert M. Underhill*

UNIVERSITY OF CALIFORNIA  
*RMU*

RECORDED JUNE 15, 1959  
BOOK 2491: 535  
OFFICE OF THE CLERK  
MICROFILM NO. 51940

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