

GRANT DEED

OUR LADY OF RIVERSIDE SEMINARY, a non-profit organization,

(Grantor - Grantors)

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: --

A portion of the SW $\frac{1}{4}$ of Section 31, T2S, R4W, SBB&M, per
United States Government Survey thereof as shown by a map on file
in Book 36, pages 39 and 40 of Records of Survey, Records of
Riverside County, California, described as follows:

All that portion of Parcel "G" of said Record of Survey lying
northwesterly of the following described line:

Commencing at an angle point in the westerly line of Parcel 6
of said Record of Survey, said point being also the most southerly
corner of Parcel 7 of said Record of Survey;

Thence S24 $^{\circ}$ 14'10"W to an end in the southwesterly line of
said Parcel "G".

EXCEPT that portion of said Parcel "G" lying northerly of
the following described line:

Commencing at that certain point on the center line of
Parcel 6 of said Record of Survey designated as Station 77/82.13 B.C.,
said point being the beginning of a curve concave northwesterly
having a radius of 970 feet (a radial at said beginning bears
S45 $^{\circ}$ 40'E);

Thence northeasterly and northerly, 417.87 feet, along the
arc of said curve through a central angle of 24 $^{\circ}$ 40'58" to the true
point of beginning of this line description, last said point being
also Station 82/00.00 of said Record of Survey;

Thence N70 $^{\circ}$ 20'58"W, along the radial of said curve at last
said point to an end in the northwesterly line of said Parcel "G".
For slope easement purposes.

Dated SEPT. 18, 19 62

OUR LADY OF RIVERSIDE SEMINARY

(S) BY: VICTOR M. LEONARD (PRES.)

BY: GAETANO DEL BRUSCO (V. PRES.)

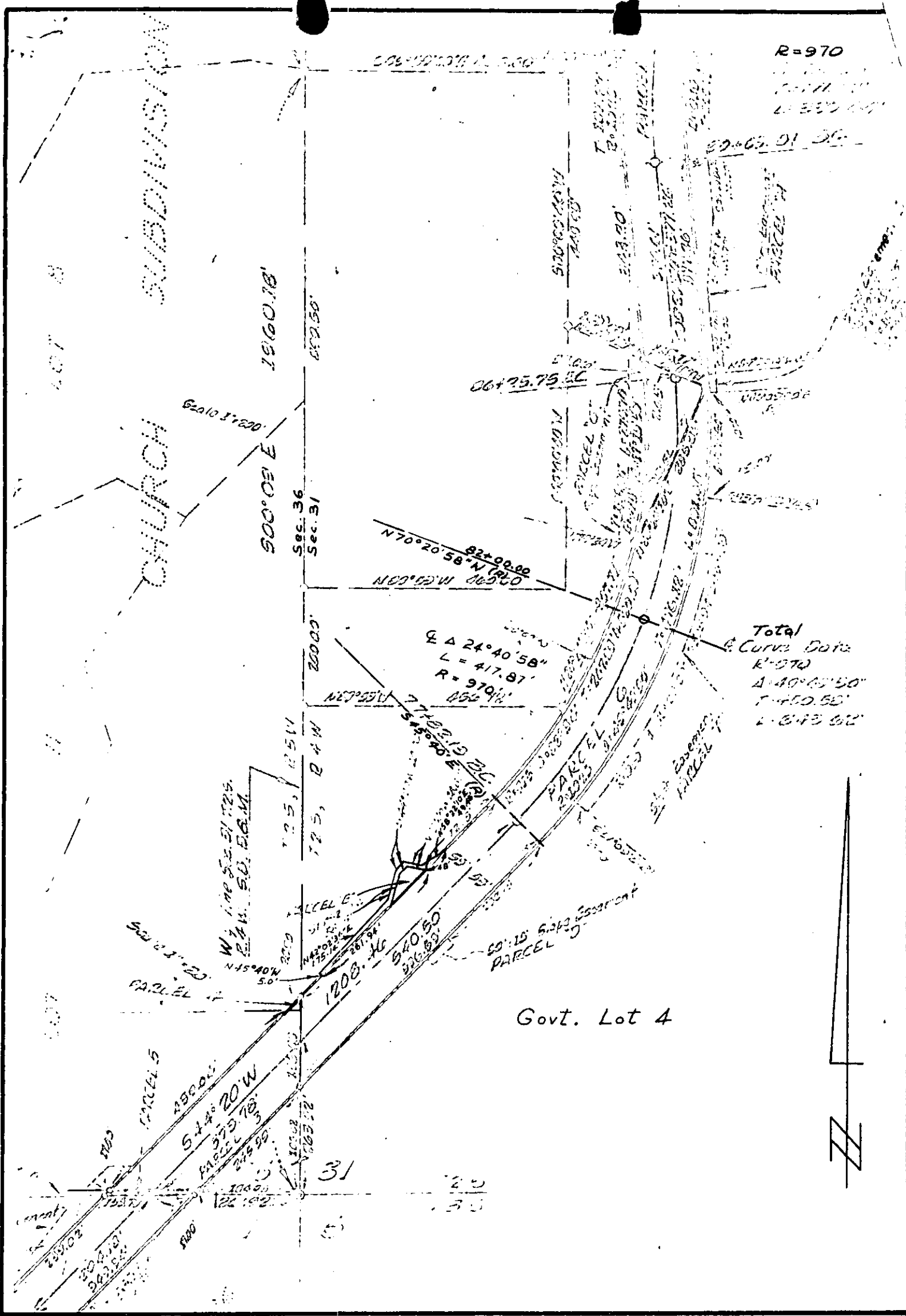
RECORDED SEPT. 21, 1962

BOOK 3225 PAGE 218

CITY OF RIVERSIDE, CALIF.

REC'D BY NO. 88682

✓
12/22
HB



R=970

69+69.01 36'

810.9151

750.006

16.36
Sec. 36
Sec. 31

62+10.37 220'

82+00.00
N70°20'58" N (R=970)
N60°02'W 165.60

Q A 24°40'58"
L = 417.81'
R = 970'
156.74'

Total
Curve Data
R=970
Δ = 40°40'50"
T = 450.58'
L = 843.92'

W. Line Sec. 21 T25.
E.M. S.D. E.M.

Govt. Lot 4

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

This plat is solely an aid in locating the parcel(s) described in the
attached document. It is not a part of the written description therein.