

GRANT DEED

CLIFFORD O. WOLFE and NELLIE M. WOLFE, husband and wife and

ERNEST G. BYRUM and HELIN V. BYRUM, husband and wife jointly and

severally as their interests appear of record - 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: --

That portion of Lot 54 of the Lands of the Southern California Colony Association as shown on map on file in Book 7, page 3 of Maps, Records of San Bernardino County, California, described as follows:

Beginning at the intersection of the northeasterly line of Oakley Avenue, (a street of variable width) with the easterly line of Main Street (66 feet wide) as said intersection was established by Deed from the State of California to Ernest G. Byrum, et ux., recorded February 6, 1963 as Instrument No. 13020 in the Office of the County Recorder, Riverside County, California;

Thence N04°46'49"E (recorded N04°11'E) 104.72 feet along said easterly line of Main Street to the most northerly corner of that parcel conveyed to Clifford O. Wolfe, et ux., by Deed recorded December 23, 1948 as Instrument No. 3150 in the office of the County Recorder, Riverside County, California;

Thence S60°08'01"E 18.77 feet along the northeasterly line of said parcel conveyed to Wolfe to a point in a line parallel with the easterly line of Main Street and 17 feet easterly therefrom measured at right angles thereto;

Thence S04°45'49"W 114.30 feet on said parallel line;
Thence S64°19'16"E 127.22 to a point in the easterly line of said parcel conveyed to Ernest G. Byrum, et ux.;

Thence S04°45'49"W 9.63 feet on last said easterly line to the northeasterly line of Oakley Avenue;

Thence along said northeasterly line of Oakley Avenue the following 2 courses:

N64°19'16"W 124.76 feet to the beginning of a tangent curve concave northeasterly having a radius of 30 feet;

Thence northerly along said curve through an angle of 69°06'05" an arc distance of 36.18 feet to the point of beginning.

For public street purposes.

Dated June 25 19 63

RECORDED June 28, 63
BOOK 3430 PAGE 87
OFFICIAL REC'D. S. S. CO.
INSTRUMENT NO. 68075

(S) _____
CLIFFORD O. WOLFE
(S) _____
NELLIE M. WOLFE
(S) _____
ERNEST G. BYRUM
(S) _____
HELEN V. BYRUM

FREMONT SCHOOL

School Property

LANDS OF
SCCA

M.B. 7, Pg. 3 Recs. S.B.Co.

Par. # 2

20/46

Par. # 1

OAKLEY AVENUE

OAKLEY

CONNECTOR ST.

MAIN STREET

STREET

ORANGE

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.

SCALE: 1" = 100'

DRAWN 6/21/63 BY H.L.P.

SUBJECT R-46-623

2/3

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