

GRANT DEED

INVESTORS ASSOCIATES

(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: --

Parcel 1

That portion of Lot 21 of Bixmill Tract as shown by map on  
file in Book 17, page 17 of maps, Records of Riverside County,  
California described as follows:

Beginning at a point in the northerly line of Arlington  
Avenue, (110 feet wide), S89°30'00"E, 60.00 feet from the center  
line of Crest Avenue, (80.00 feet wide); said point being the  
beginning of a tangent curve, concave northeasterly with a radius  
of 20.00 feet;

Thence northwesterly along said tangent curve, through a  
central angle of 90° for an arc length of 31.42 feet to the end  
of said tangent curve and to a point of cusp;

Thence S00°31'00"W, 20.00 feet;

Thence S89°30'00"E, 20.00 feet to the point of beginning.

Parcel 2

That portion of Lot 21 of Bixmill Tract as shown by map on  
file in Book 17, page 17 of maps, Records of Riverside County,  
California, described as follows:

Beginning at a point in the northerly line of Arlington  
Avenue, (110 feet wide), N89°30'00"W, 61.16 feet from the center  
line of Rutland Avenue, (80.00 feet wide); said point being the  
beginning of a tangent curve, concave northwesterly, having a  
radius of 20.00 feet;

Thence northeasterly along said tangent curve through a  
central angle of 90°53' for an arc length of 31.72 feet to the  
end of said tangent curve and to a point of cusp;

Thence S00°23'00"E, 20.31 feet;

Thence N89°30'00"W, 20.31 feet to the point of beginning.

Dated Jan. 17, 1964

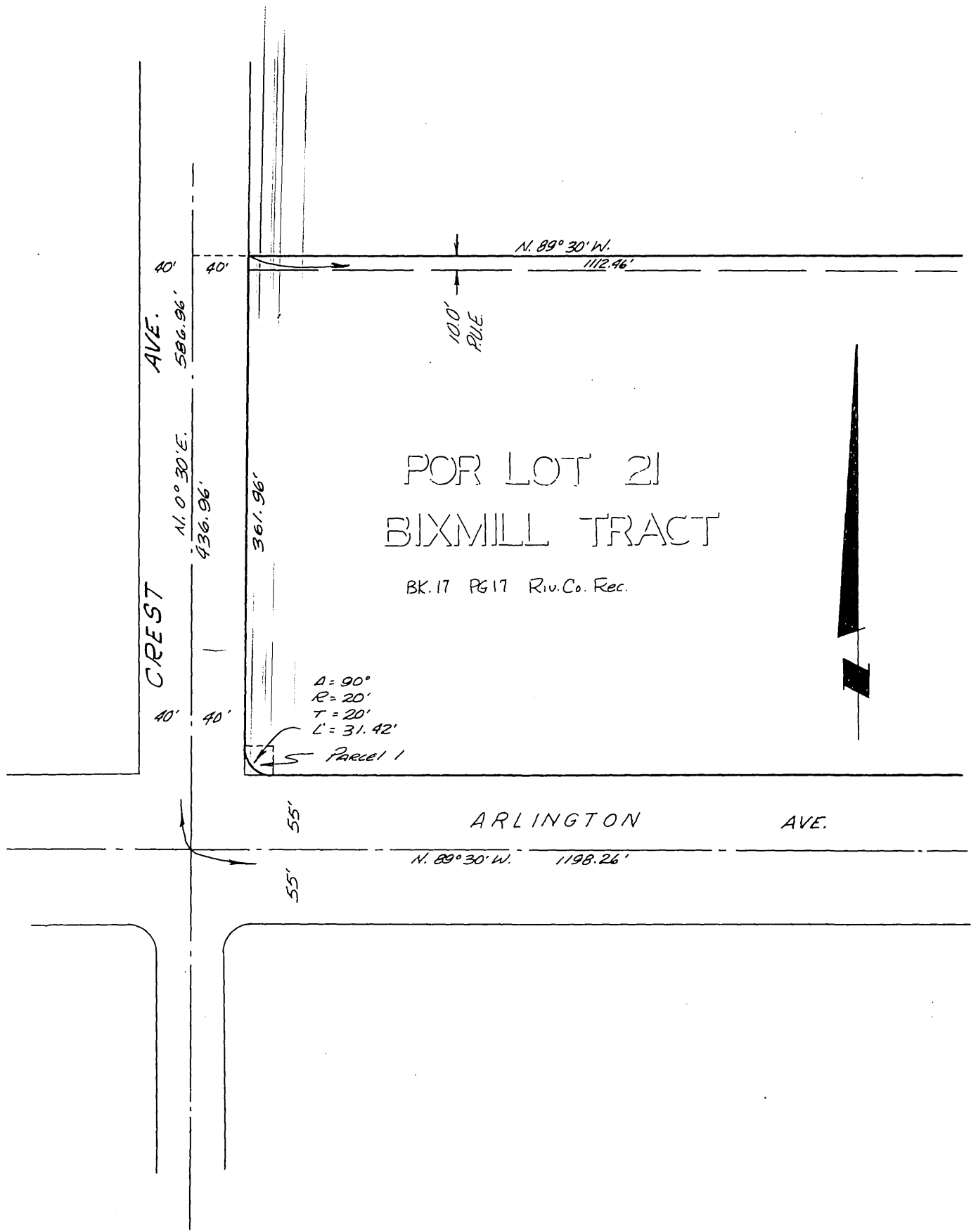
INVESTORS ASSOCIATES

RECORDED Jan 24, 64  
BOOK 3592 PAGE 472  
OFFICIAL RECORDS, INV. CO.  
INSTRUMENT NO. 10003

- (s) By Rudolph W. Horstman
- (s) By Armando R. Bruno
- (s) John E. Newstead
- (s) Clifton N. Bruderer
- (s) Charles H. Johnson
- (s) James W. Totman
- (s) Warren S. Meyers
- (s) Peter H. Ulrich

CL 304-418 (5/29/63)

6/8-3 RK



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.*

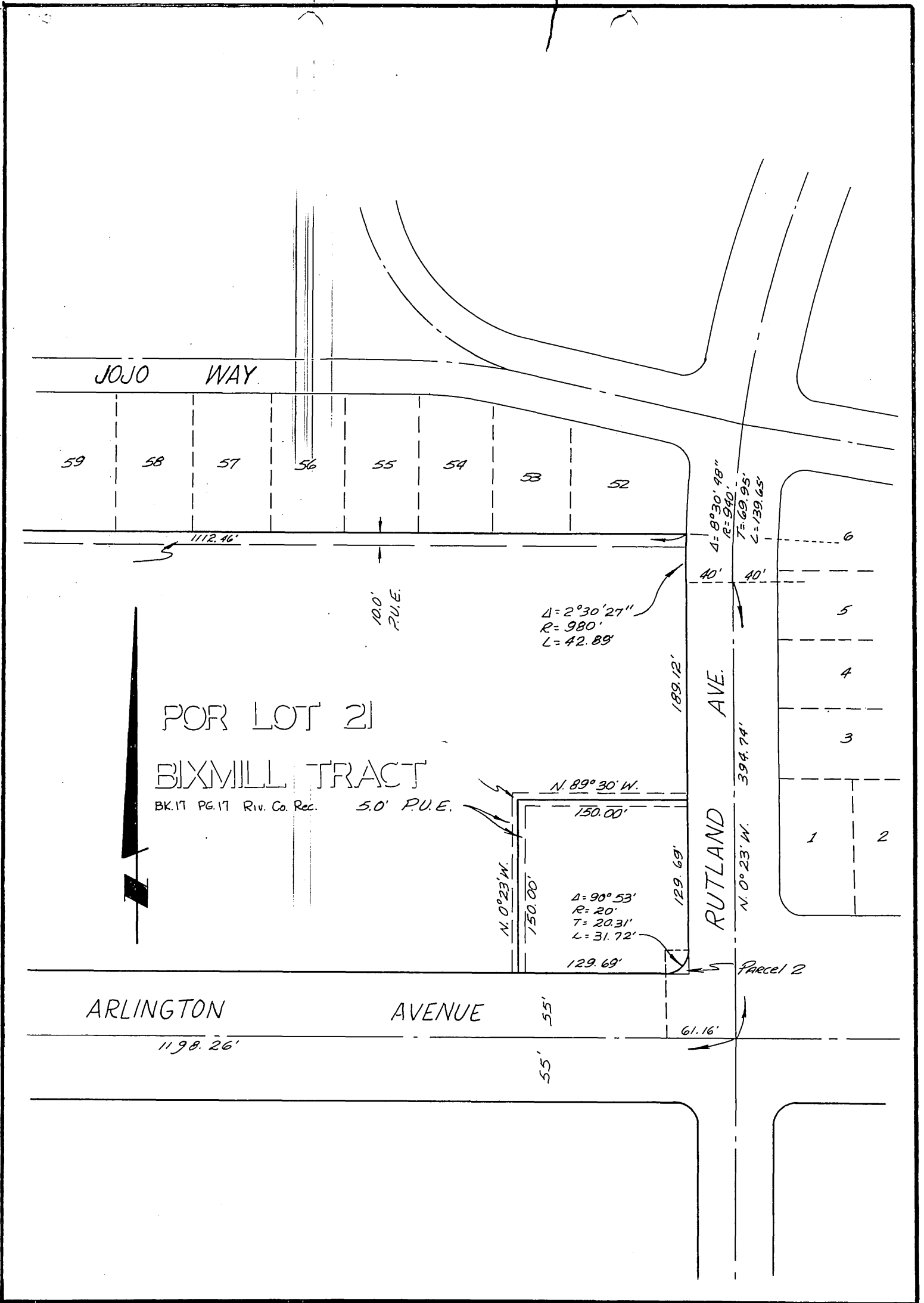
SCALE: 1" = 100'

DRAWN 1/2/64 BY A

SUBJECT E/S 778

6/9-3

4848



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 1/2/64 BY AV

SUBJECT R/S 978

6/8-3