

GRANT DEED

M & G PROPERTIES, INC., a corporation

(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: -- See Attached description.

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CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 2-3-65
From: M & G Properties, Inc.
For: Lot 1, 31932, 725, 210, 530, 41

to the City of Riverside, a municipal corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-3-58 in Bk. 2374 O.R. pg. 339 Et Seq. Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 2-19-65 J. H. Haidley
Property Management Officer

Return Deed to: Office of City Clerk
Riverside, California

APPROVED AS TO FORM

J. H. Haidley
ASST. CITY ATTORNEY

dated February 3 1965

M & G PROPERTIES

By C. W. Van Dress

By Thomas E. Kapis Asst. Secty

304-418 (4/64)

PARCEL 1

That portion of the southeast $\frac{1}{4}$ of Section 31 and that portion of the southwest $\frac{1}{4}$ of Section 32, T2S, R4W, SBB&M, being a strip of land 55 feet wide, the easterly line of said strip described as follows:

Commencing at the southeast corner of said Section 31;
Thence S89°53'17"W, 353.00 feet along the southerly line of the southeast $\frac{1}{4}$ of said Section 31;
Thence N04°44'56"W, 178.08 feet to the point of beginning;
Thence continuing N04°44'56"W, 31.13 feet, to the beginning of a tangent curve, concave southeasterly, having a radius of 1000.00 feet;
Thence northeasterly 742.46 feet along said curve through a central angle of 42°32'23" to the end thereof;
Thence N37°47'27"E, 209.89 feet, to the beginning of a tangent curve, concave northwesterly, having a radius of 2000.00 feet;
Thence northeasterly 361.58 feet along said curve through a central angle of 10°21'30" to the end thereof;
Thence N27°25'57"E, 5.28 feet to the end of this line description, the southerly terminus of said strip being a line which bears S89°53'17"W from the point of beginning.

FOR PUBLIC STREET PURPOSES

PARCEL 2

That portion of the southwest $\frac{1}{4}$ of Section 32, T2S, R4W, SBB&M, being a strip of land 55 feet wide, the westerly line of said strip described as follows:

Commencing at the southeast corner of Section 31, T2S, R4W, SBB&M;
Thence S89°53'17"W, 353.00 feet along the southerly line of said southeast $\frac{1}{4}$ of said Section 31;
Thence N04°44'56"W, 209.21 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 1000.00 feet;
Thence northeasterly 742.46 feet along said curve through a central angle of 42°32'23" to the end thereof;
Thence N37°47'27"E, 209.89 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 2000.00 feet;
Thence northeasterly 183.81 feet along said curve through a central angle of 05°15'57" to the end thereof, and the point of beginning;
Thence continuing northeasterly, 177.77 feet along said curve being concave northwesterly and having a radius of 2000.00 feet, through a central angle of 05°05'33" to the end thereof;
Thence N27°25'57", 160.43 feet to the end of this line description.

FOR PUBLIC STREET PURPOSES

PARCEL 3

That portion of the southeast $\frac{1}{4}$ of Section 31, T2S, R4W, SBB&M, being a strip of land 37.50 feet wide and being described as follows:

Commencing at the southeast corner of said Section 31;
Thence S89°53'17"W, 353.00 feet along the southerly line of the southeast $\frac{1}{4}$ of said Section 31;
Thence N04°44'56"W, 178.08 feet; FEB 13 1965
Thence S89°53'17"W, 55.10 feet to the point of beginning;

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OFFICIAL RECORDS DIV. CO.

RECORDED FEB. 1963

52862

Thence continuing S89°53'17"W, 645.22 feet,
 Thence N00°06'43"W, 37.50 feet;
 Thence N89°53'17"E, 642.35 feet to the beginning of a non-tangent curve, concave easterly, having a radius of 1055.00 feet, the initial radial line to beginning of said curve bears N05°53'23"E;
 Thence southerly 10.96 feet along said non-tangent curve through a central angle of 30°35'42" to the end thereof;
 Thence S04°44'56"E, 26.67 feet to the point of beginning.

FOR PUBLIC STREET PURPOSES

Parcel 4

That portion of the southeast $\frac{1}{4}$ of Section 31, T2S, R4W, SBB&M, being a strip of land 66 feet wide described as follows:
 Commencing at the northeast corner of the southeast $\frac{1}{4}$ of said Section 31;

Thence N89°53'42"W, 767.01 feet along the northerly line of the southeast $\frac{1}{4}$ of said Section 31;

Thence S57°58'48"E, 359.90 feet;

Thence S22°44'28"E, 135.00 feet to the point of beginning;

Thence continuing S22°44'28"E, 33.00 feet to the beginning of a tangent curve, concave northwesterly having a radius of 850.00 feet;

Thence southwestwesterly 5.57 feet along said curve through a central angle of 33°22'31" to the end thereof;

Thence S22°21'57"E, 33.00 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 883.00 feet,

Thence southwestwesterly 109.31 feet through a central angle of 12°18'53" to the end thereof;

Thence N10°02'59"W, 33.00 feet to the beginning of a tangent curve, concave northerly, having a radius of 850.00 feet;

Thence easterly 4.33 feet along said curve through a central angle of 00°17'30" to the end thereof;

Thence N10°20'29"W, 33.00 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 817.00 feet;

Thence northeasterly 176.01 feet along said curve through a central angle of 12°23'59" to the end of said curve and the point of beginning.

FOR PUBLIC STREET PURPOSES

Parcel 5

That portion of the southeast $\frac{1}{4}$ of Section 31, T2S, R4W, SBB&M, being a strip of land 5 feet wide described as follows:

Commencing at the southwest corner of the southeast $\frac{1}{4}$ of said Section 31;

Thence N00°01'01"E, 340.00 feet along the westerly line of the southeast $\frac{1}{4}$ of said Section 31;

Thence S89°57'30"W, 678.21 feet to the point of beginning;

Thence continuing S89°57'30"W, 5.06 feet;

Thence N08°44'56"E, 55.00 feet;

Thence N68°57'54"E, 61.69 feet;

Thence N36°24'40"E, 100.00 feet;
 Thence S06°50'00"E, 7.30 feet;
 Thence S36°24'40"W, 96.06 feet;
 Thence S68°57'54"W, 60.49 feet;
 Thence S08°44'56"W, 51.36 feet to the point of beginning.

FOR PEDESTRIAN WALKWAY PURPOSES

Parcel 6

That portion of the south $\frac{1}{2}$ of Section 31, T2S, R4W, SBB&M, being a strip of land 33.00 feet wide, the northeasterly line of said strip being described as follows:

Commencing at the southwest corner of the southeast $\frac{1}{4}$ of said Section 31;

Thence N00°01'01"E, 340.00 feet along the westerly line of the southeast $\frac{1}{4}$ of said Section 31;

Thence S89°57'30"W, 4.58 feet;

Thence N21°29'02"E, 361.00 feet;

Thence N30°03'13"E, 71.50 feet;

Thence N53°14'41"E, 125.00 feet;

Thence N69°14'20"E, 145.00 feet;

Thence N16°00'13"W, 357.00 feet;

Thence N63°08'28"E, 120.84 feet to the point of beginning; and the beginning of a tangent curve, concave easterly, having a radius of 945.00 feet, the initial radial line bears N63°08'28"E;

Thence northerly, 274.80 feet along said curve through a central angle of 16°39'41" to the end thereof, and the beginning of a reverse curve, concave southwesterly, having a radius of 225.00 feet;

Thence northwesterly 308.96 feet along said curve through a central angle of 99°02'51" to the end of said curve and the end of this line description.

FOR PUBLIC STREET PURPOSES

Parcel 7

That portion of the south $\frac{1}{2}$ of Section 31, T2S, R4W, SBB&M, being a strip of land 33.00 feet wide, the southerly line of said strip described as follows:

Commencing at the southwest corner of the southeast $\frac{1}{4}$ of said Section 31;

Thence N00°01'01"E, 340.00 feet along the westerly line of the southeast $\frac{1}{4}$ of said Section 31;

Thence S89°57'30"W, 4.58 feet;

Thence N21°29'02"E, 361.00 feet;

Thence N30°03'13"E, 71.50 feet;

Thence N53°14'41"E, 125.00 feet;

Thence N69°14'20"E, 145.00 feet;

Thence N16°00'13"W, 357.00 feet;

Thence N63°08'28"E, 120.84 feet to the beginning of a tangent curve, concave easterly, having a radius of 945.00 feet;

Thence southerly, 38.79 feet along said curve through a central angle of 02°21'05" to the end of said curve and the point of beginning;

Said point being the beginning of a tangent curve, concave easterly, having a radius of 945.00 feet;

Thence northerly 313.59 feet along said curve through a central angle of $19^{\circ}00'46''$ to the end of said curve and the beginning of a reverse curve, concave southwesterly, having a radius of 225.00 feet;

Thence northwesterly 388.96 feet along said curve through a central angle of $104^{\circ}04'09''$ to the end thereof;

Thence $S65^{\circ}44'00''W$, 140.00 feet to the beginning of a tangent curve, concave northerly having a radius of 450.00 feet;

Thence westerly 314.16 feet along said curve through a central angle of $40^{\circ}00'00''$ to the end of said curve;

Thence $N74^{\circ}16'00''W$, 63.00 feet to the end of this line description.

FOR PUBLIC STREET PURPOSES

Parcel 8

That portion of the southwest $\frac{1}{4}$ of Section 31, T2S, R4W, SBB&M, being a strip of land 66 feet wide, described as follows:

Commencing at the southwest corner of the southeast $\frac{1}{4}$ of said Section 31;

Thence $N00^{\circ}01'01''E$, 340.00 feet along the westerly line of the southeast $\frac{1}{4}$ of said Section 31;

Thence $S89^{\circ}57'30''W$, 684.27 feet;

Thence $N65^{\circ}00'31''W$, 153.46 feet;

Thence $N40^{\circ}31'42''W$, 75.67 feet;

Thence $N02^{\circ}46'45''W$, 314.01 feet;

Thence $N05^{\circ}28'30''W$, 542.37 feet;

Thence $N41^{\circ}22'28''E$, 125.00 feet;

Thence $N09^{\circ}31'21''W$, 142.77 feet to the point of beginning;

Thence $N37^{\circ}40'58''W$, 33.00 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 390.00 feet;

Thence southwesterly 10.78 feet along said curve through a central angle of $01^{\circ}35'01''$ to the end of said curve;

Thence $N39^{\circ}15'59''W$, 33.00 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 423.00 feet;

Thence northeasterly, 96.77 feet along said curve through a central angle of $13^{\circ}06'25''$ to the end thereof;

Thence $S26^{\circ}09'34''E$, 33.00 feet; to the beginning of a tangent curve, concave southeasterly, having a radius of 390.00 feet;

Thence northeasterly, 8.77 feet along said curve through a central angle of $01^{\circ}17'17''$ to the end thereof;

Thence $S24^{\circ}52'17''E$, 33.00 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 357.00 feet;

Thence southwesterly 79.65 feet along said curve through a central angle of $12^{\circ}48'41''$ to the end thereof and the point of beginning.

FOR PUBLIC STREET PURPOSES

Parcel 9

That portion of the east $\frac{1}{4}$ of Section 31, T2S, R4W, SBB&M, being a strip of land 33 feet wide, described as follows:

Commencing at the center of said Section 31;

Thence $N00^{\circ}23'42''W$, 148.03 feet along the westerly line of the northeast $\frac{1}{4}$ of said Section 31;

Thence $S70^{\circ}24'49''E$, 382.98 feet;

Thence S49°09'00"E, 407.18 feet;
 Thence N37°07'34"E, 145.52 feet to the point of beginning;
 Thence N39°28'16"E, 33.00 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 700.00 feet;
 Thence southeasterly 28.65 feet along said curve through a central angle of 02°20'42" to the end thereof;
 Thence S37°07'34"W, 33.00 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 733.00 feet;
 Thence northwesterly 30.00 feet along said curve through a central angle of 02°20'42" to the end thereof and the point of beginning.

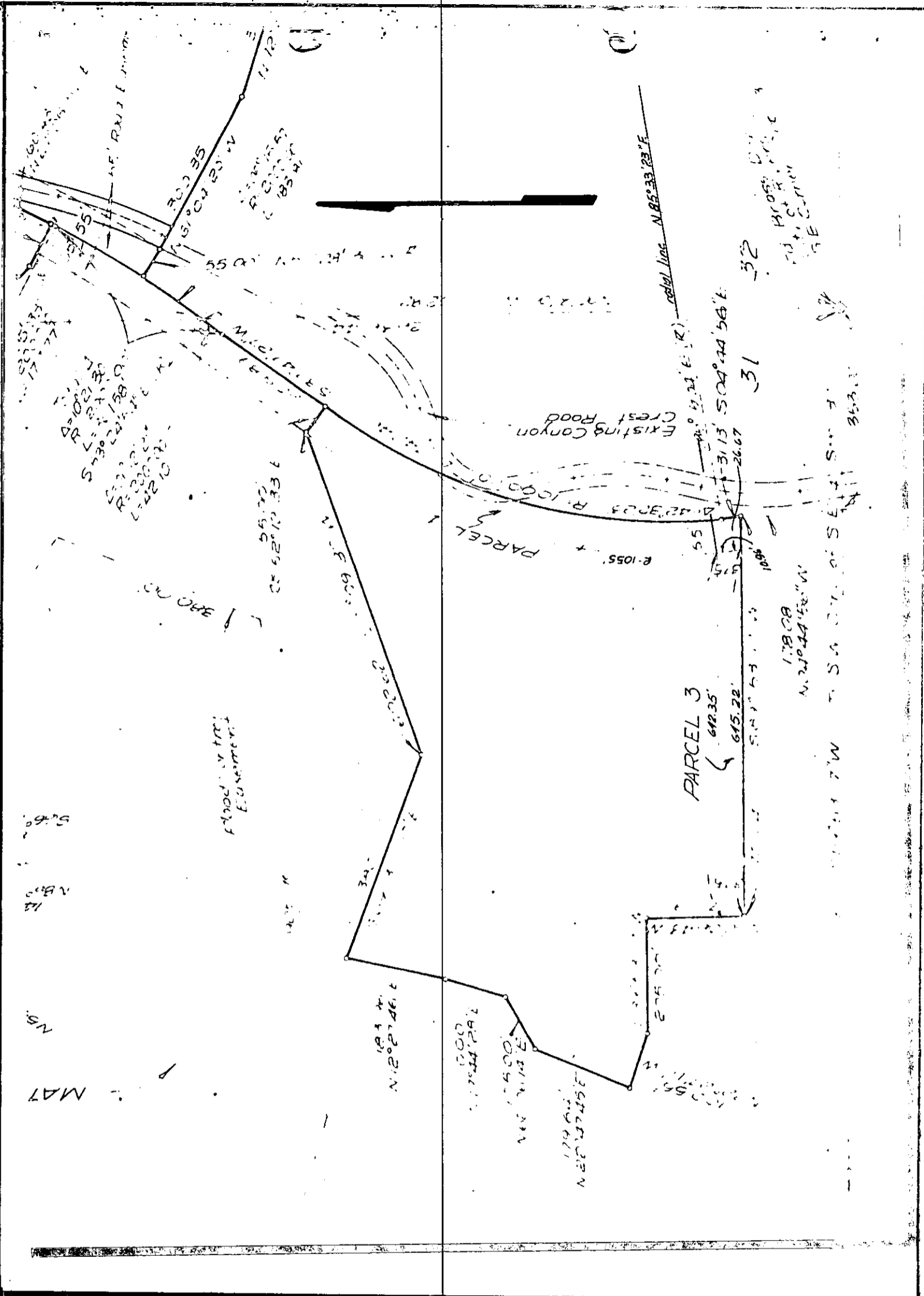
FOR PUBLIC STREET PURPOSES

Parcel 10

That portion of the east $\frac{1}{2}$ of Section 31, T2S, R4W, SBB&M, being a strip of land 33 feet wide described as follows:

Commencing at the center of said Section 31;
 Thence N00°23'42"W, 148.03 feet along the westerly line of the northeast $\frac{1}{4}$ of said Section 31;
 Thence S70°24'49"E, 382.98 feet;
 Thence S49°09'00"E, 407.18 feet;
 Thence N37°07'34"E, 145.52 feet;
 Thence N39°28'16"E, 33.00 feet to the beginning of a non-tangent curve, concave northeasterly, having a radius of 700.00 feet, the initial radial line bears S39°28'16"W;
 Thence southeasterly 38.05 feet along said curve through a central angle of 03°06'52" to the end of said curve and the point of beginning;
 Thence N36°21'24"E, 33.00 feet to the beginning of a non-tangent curve, concave northeasterly, having a radius of 667.00 feet; the initial radial line bears S36°21'24"W;
 Thence southeasterly 42.15 feet along said curve through a central angle of 03°37'17" to the end thereof;
 Thence S32°44'07"W, 33.00 feet to the beginning of a non-tangent curve, concave northeasterly, having a radius of 700.00 feet, the initial radial line bears S32°44'07"W;
 Thence northwesterly 44.24 feet along said curve through a central angle of 03°37'17" to the end thereof and the point of beginning.

FOR PUBLIC STREET PURPOSES

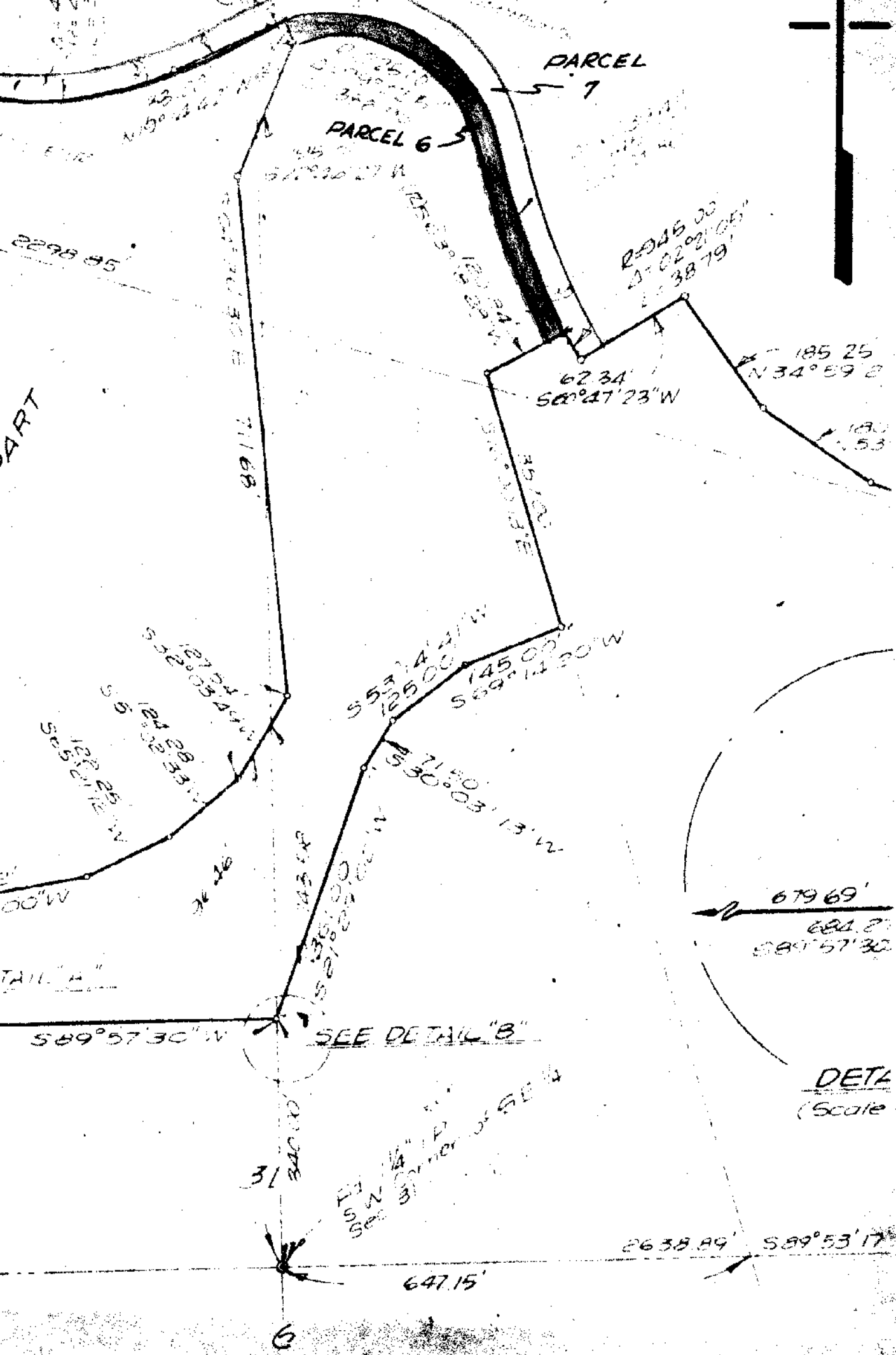


CITY OF RIVERSIDE, CALIFORNIA

**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.*

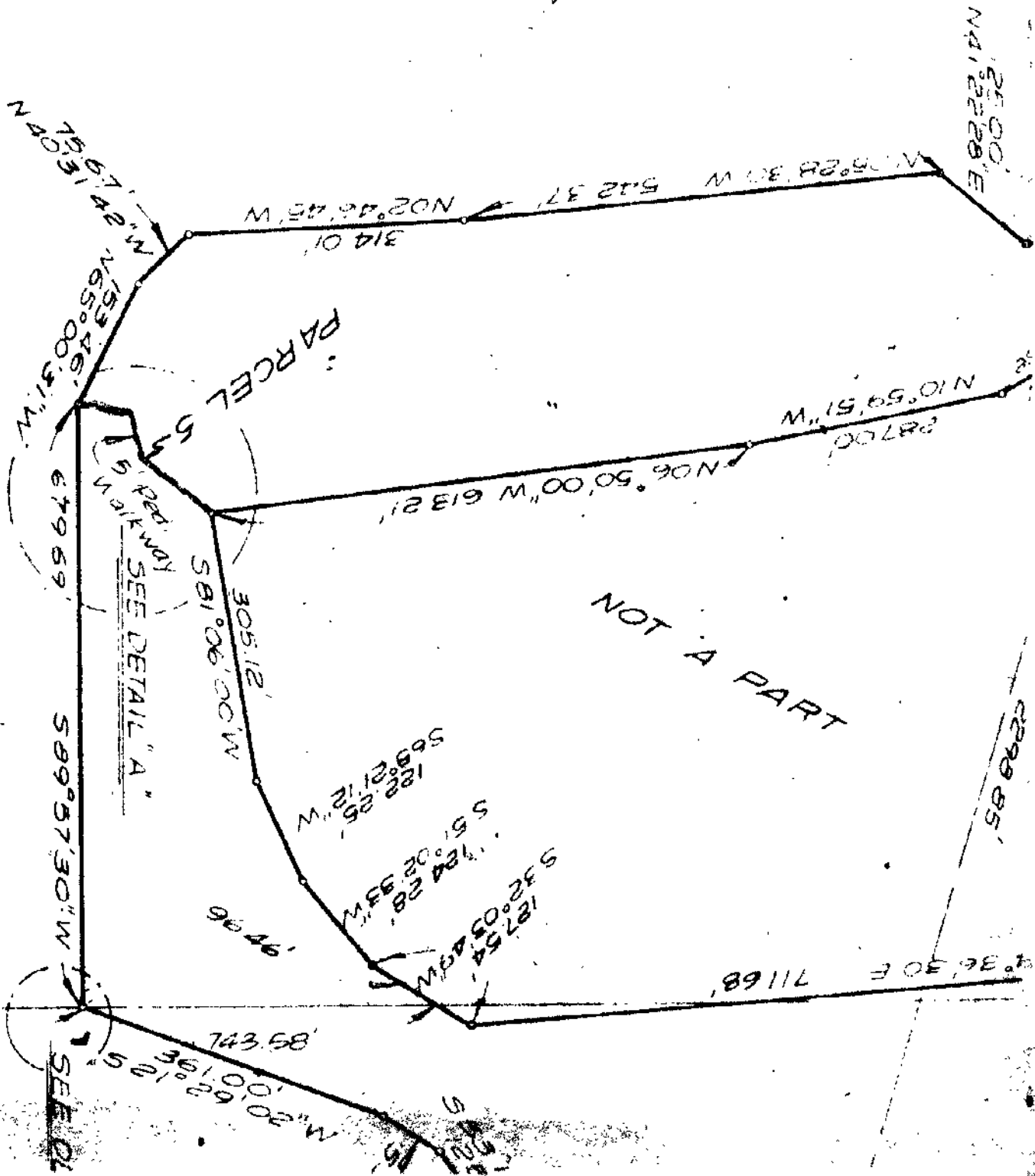
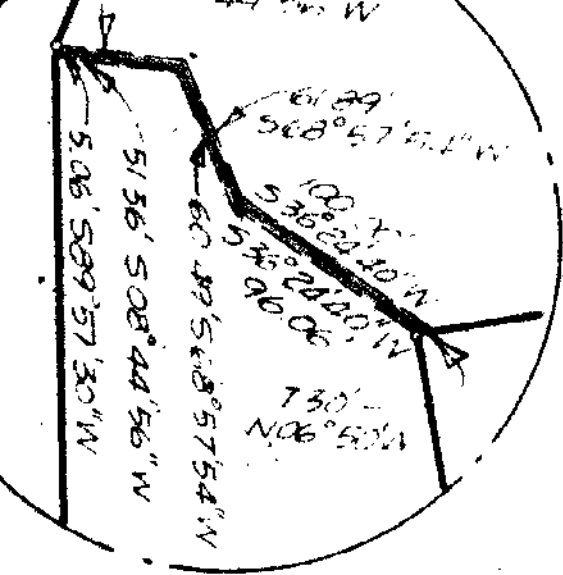
SCALE: 1" = 200' DRAWN 2/11/64 BY RGM SUBJECT R/S 794



CITY OF RIVERSIDE, CALIFORNIA

**PLAN OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT**

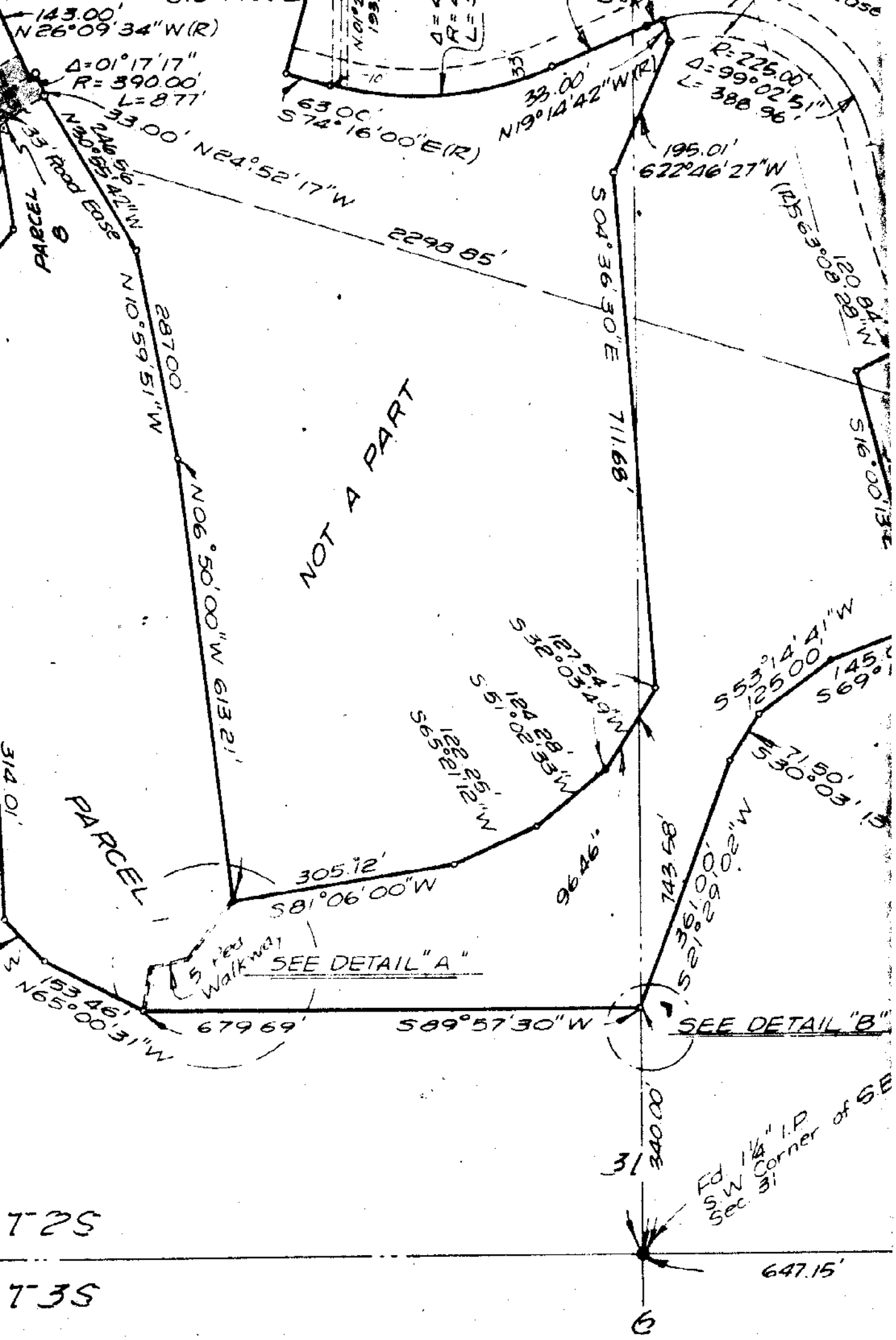
*This plan is solely an aid in locating the parcel(s) described in the
attached document. It is not a part of the legal description therein.*



CITY OF RIVERSIDE, CALIFORNIA

PLAN OF PARCEL AS DESCRIBED IN THE ATTACHED INSTRUMENT

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Riverside, California, this 15th day of [illegible] 20[illegible].

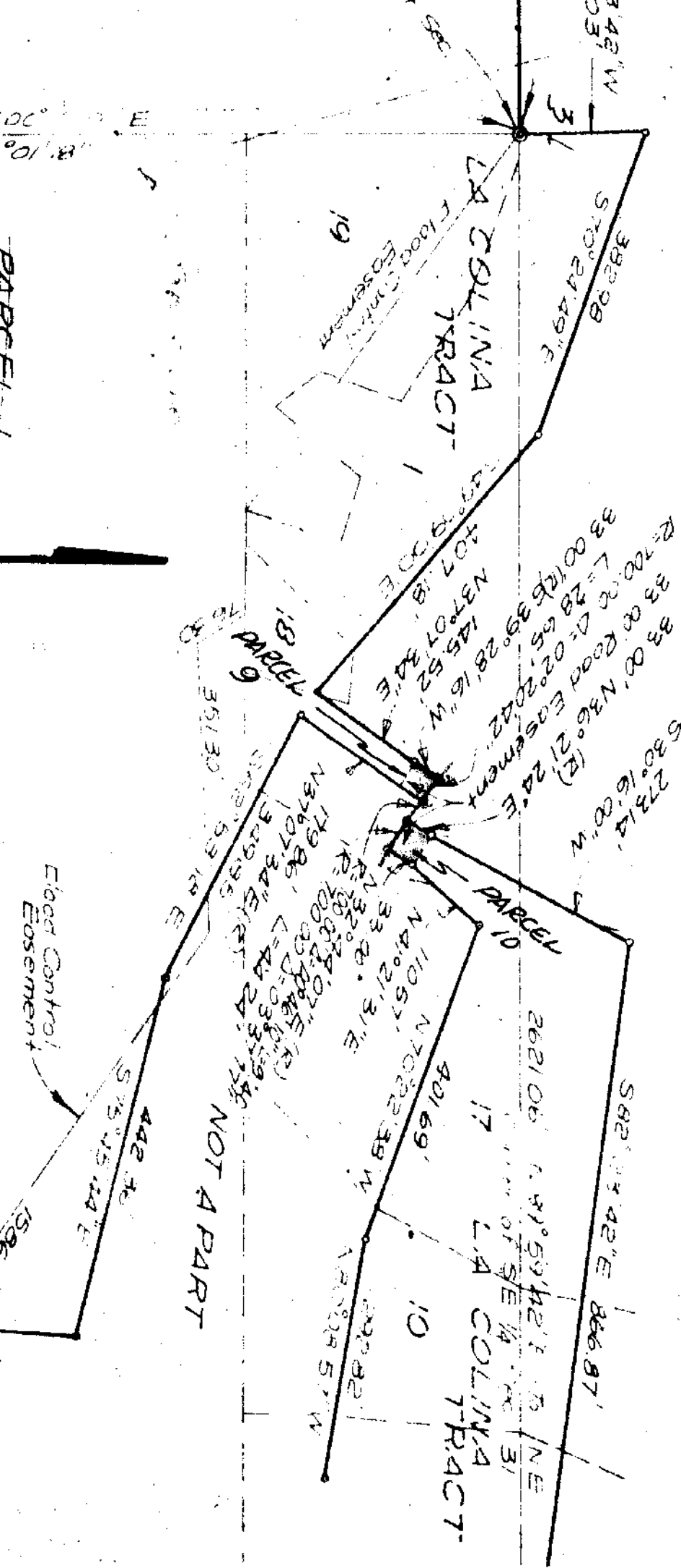


CITY OF RIVERSIDE, CALIFORNIA

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DATE: 11/2/69 BY: [Signature] SUBJECT: [Signature]



CITY OF RIVERSIDE, CALIFORNIA

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DATE 10/20/16 BY PGM SUBJECT R/S 304

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1986

5286

PHOTOSTATED
COMPLETED
By Comparator

RECEIVED FOR RECORD

FEB 19 1965

52 Min. Past 3 o'Clock
At Request of
(Signature)

Recorded in Official Records

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El. Sec., Records of Riverside County, California

W. H. DeB...
FEE \$ Recorder

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