

138366

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3711 Orange St
Riverside, California 92501
R-25-701

DOCUMENTARY TRANSFER TAX
\$ None
Signature [Signature]
CITY OF RIVERSIDE

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RECEIVED FOR RECORD
DEC 3 1971
At Request of
CITY CLERK
Recorded in Official Records
of Riverside County, California
W. W. Walsh
FEE \$ [unclear]
Recorder
INDEXED
[Signature]

FOR RECORDER'S OFFICE USE ONLY
APPROVED AS TO FORM

[Signature]
CITY ATTORNEY

CITY DEED NO. _____

GRANT DEED

7505

J. C. Penney Properties, Inc., a Delaware corporation

_____, Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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:

Said real property is described in Exhibit A attached hereto and by this reference made a part hereof.

D-7505

EXHIBIT A

That portion of Lots 9, 15 and 16 in Block 36 of the lands of Riverside Land & Irrigating Co., as shown by map on file in Book 1, page 70 of Maps, records of San Bernardino County, California, described as follows:

Beginning at a point in the southwest line of said Lot 15, S 34° 01' 22" E 220.97 feet from the northwest corner of said Lot 15; said point also being the northwest corner of that certain parcel of land conveyed to the State of California by a deed recorded April 12, 1957, as Instrument No. 26814 of Official Records of Riverside County, California;

Thence N 34° 01' 22" W, along said southwest line 5.00 feet to a point in the line that is parallel with and distant 5.00 feet northwest as measured at right angles from the northwest line of said parcel of land conveyed to the State of California; said point also being the beginning of non-tangent curve concave to the northwest with a radius of 4,967.00 feet; the initial radial line of said point bears S 34° 18' 31" E;

Thence northeast, along said curve, an arc length of 159.41 feet through a central angle 1° 50' 20" to a tangent line;

Thence N 53° 51' 09" E, along said tangent line, 500.17 feet to the beginning of a tangent curve concave to the northwest with a radius of 1,967.00 feet;

Thence northeast along said curve, an arc length of 106.25 feet through a central angle of 3° 05' 42";

Thence N 50° 45' 27" E, 428.99 feet to the beginning of a tangent curve concave to the northwest with a radius of 175.00 feet;

Thence northeast, along said curve, an arc length 70.86 feet through a central angle of 23° 12' 00";

Thence N 27° 33' 27" E, 42.28 feet to a line that is parallel with and distant 65.00 feet southwest as measured at right angles from the centerline of Tyler Street;

Thence N 34° 01' 00" W, along said parallel line, 818.79 feet to the northwest line of said Lot 9;

Thence N 55° 57' 00" E, along said northwest line, 25.00 feet to the northeast corner of said Lot 9;

Thence S 34° 01' 00" E, along the northeast line of said Lots 9 and 16, a distance of 781.17 feet to the most north corner of that certain parcel of land conveyed to the State of California, by a deed recorded July 24, 1957, as Instrument No. 53643 of Official Records of said Riverside County; said corner also being the beginning of a tangent curve concave to the west with a radius of 50.00 feet;

Thence southeast, south and southwest, along said curve an arc length of 53.73 feet through a central angle of $61^{\circ} 34' 27''$ to a tangent line;

Thence S $27^{\circ} 33' 27''$ W, along said tangent line 38.21 feet to the beginning of a tangent curve concave to the northwest with a radius of 180.00 feet;

Thence southwest along said curve, an arc length of 72.88 feet through a central angle of $23^{\circ} 12' 00''$ to a tangent line;

Thence S $50^{\circ} 45' 27''$ W, along said tangent line 428.99 feet to the beginning of tangent curve concave to the northwest with a radius of 1,972.00 feet;

Thence southwest, along said tangent curve, an arc length of 106.52 feet through a central angle of $3^{\circ} 05' 42''$ to a tangent line;

Thence S $53^{\circ} 51' 09''$ W, along said tangent line, 500.17 feet to the beginning of a tangent curve concave to the northwest with a radius of 4,972.00 feet;

Thence southwest, along said curve, an arc length of 159.60 feet through a central angle of $1^{\circ} 50' 21''$ to said point of beginning; the preceding seven courses being along the northwest line of said parcels of land conveyed to the State of California by said deeds recorded July 25, 1957, as Instrument No. 53643 and recorded April 12, 1957 as Instrument No. 26814, respectively, of Official Records of said Riverside County.

DESCRIPTION APPROVAL

by *George P. Hutchinson* 11/23/21 by *CS*
Surveyor

138366

Dated November 17, 1971

J. C. PENNEY PROPERTIES, INC.

By *J. C. Penney*
Vice President

By *Elmer H. Smith*
Asst. Secretary

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated November 17, 1971 from J. C. Penney Properties, Inc. a Delaware corporation

for Por. Lts. 9, 15 and 16 Blk. 36 Riv. Land & Irrigating Co., Bk. 1, P. 70. SB.

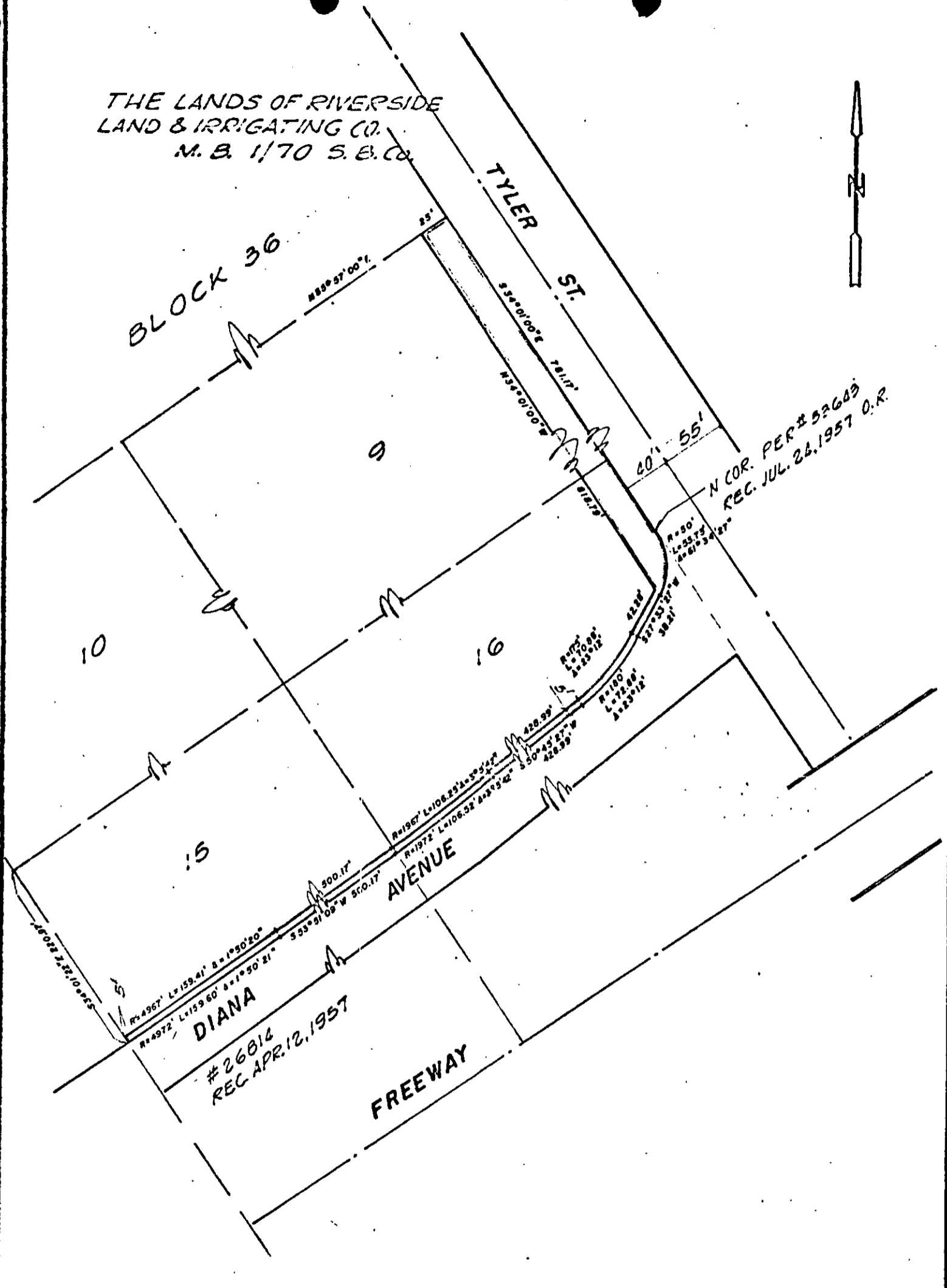
to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Inst. No. 123660, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated December 3, 1971

J. C. Penney
Property Services Manager

D-7505

THE LANDS OF RIVERSIDE
 LAND & IRRIGATING CO.
 M. B. 1/70 S. B. CO.



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.

5/20
 SHEET

11
 OF 11 SHEETS

SCALE: 1" = 100'

DRAWN 11-16-77 BY a.s.

SUBJECT C-25-701

D-7505