

GRANT DEED

CITY OF RIVERSIDE, a municipal corporation, for a valuable consideration, receipt of which is hereby acknowledged, does hereby grant to RIVERSIDE JUNIOR COLLEGE DISTRICT OF RIVERSIDE COUNTY, all that certain real property situate in the City of Riverside, County of Riverside, State of California, described as follows.

PARCEL 1.

That portion of Block Seven (7) of D. C. Twogood's Orange Grove Tract, as shown by map recorded in Book 7, page 42 of Maps, records of San Bernardino County, California, lying westerly of a line described as follows:

Beginning at a point on the southwesterly line of said Block Seven (7), North 61° 0' West, One Hundred ninety-six and seven-tenths (196.7) feet from the intersection of said southwesterly line of Block Seven (7), with the westerly line of Olivewood Avenue as conveyed to the City of Riverside by deed recorded April 29, 1898, in Book C1, page 309 of Deeds, records of Riverside County, California;

Thence North 48° 26' East, One Hundred Fifteen and Forty-five one-hundredths (115.45) feet to the southwesterly line of that certain Forty-six one-hundredths (.46) of an acre tract as conveyed to Isaiah J. Mc Corkell and Mary A. Mc Corkell by deed recorded September 15, 1922, in Book 574, page 220 of Deeds, records of Riverside County, California;

Thence North 44° 25' West, along the southwesterly line of said .46 acre tract to the most westerly corner thereof;

Thence North 29° 0' East, Ninety-seven and twenty-five one-hundredths (97.25) feet to the southerly line of Prospect Avenue,

Excepting therefrom the following described parcel:

Beginning on the southerly line of Prospect Avenue at its intersection with the extension southerly of the easterly line of Orange Grove Avenue,

Running thence easterly along the southerly line of Prospect Avenue, One Hundred Forty and four-tenths (140.4) feet to the intersection of the southerly line of Prospect Avenue and the extension southerly of the easterly line of Lot Ten (10) in Block Two (2) of said Tract

Thence southerly on said extension of the easterly line of said Lot Ten (10) in said Block Two (2), Ten (10) feet;

Thence running westerly, parallel with the southerly line of Prospect Avenue, One Hundred Forty and four-tenths (140.4) feet to extension of the easterly line of Orange Grove Avenue;

CITY ATTORNEY
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And thence running northerly on the extension of said easterly line of Orange Grove Avenue, Ten (10) feet to the point of beginning, and being a Ten (10) foot strip of land on the southerly side of Prospect Avenue opposite said Lot Ten (10) in said Block Two (2) of D.C.Twoood's Orange Grove Tract, as shown by said hereinbefore described map.

Also excepting the following described parcel.

Commencing on the northerly line of said Lot Seven (7) of D.C.Twoood's Orange Grove Tract, at a point Eighty-two and seventy-five one-hundredths (82.75) feet westerly of a point where the center line of South Lime Street, extended southerly, intersects the south line of Prospect Avenue,
Thence at a right angle South 29°0' West, ninety-six and eighty-five one-hundredths (96.85) feet,
Thence North 44°14' West, One Hundred Twenty (120) feet;
Thence North 29°0' East, Seventy-five and five-tenths (75.5) feet to the south line of Prospect Avenue,
Thence South 41°54' East, Thirty-nine (39) feet;
Thence South 61°0' East, Seventy-eight and Eight one-hundredths (78.08) feet to the point of beginning.

PARCEL 2:

Beginning at the common corner of Lots One Hundred Sixty-eight (168), One Hundred Sixty-Nine (169), One Hundred Fifty-one (151) and One Hundred Fifty-two (152) of the Lands of the Southern California Colony Association, as shown by map recorded in Book 7, page 3 of Maps, records of San Bernardino County, California,
Thence running southerly 61°0' East, One Hundred Fifteen and Three-tenths (115.3) feet, along the northerly side of Lot One Hundred Sixty-nine (169),
Thence Southerly 85°20' West, Thirty-six and two-tenths (36.2) feet;
Thence Northerly 61°0' West, Eighty-five (85) feet to the westerly line of Lot One Hundred Sixty-nine (169);
Thence northerly 29°0' East, Twenty (20) feet, along the westerly line of Lot One Hundred Sixty-nine (169) to the point of beginning; estimated to contain Sixty-four One-thousandths (64/1000) of an acre of land.

Excepting the portion in Saunders Street on the west.

Said Parcel No.2 is a portion of Lot One (1) of Cuttle and Wilson's Subdivision of Lot 171 and a portion of Lots 169 and 172 of the Lands of the Southern California Colony Association, as shown, by map of said subdivision recorded in Book 11, page 45 of Maps, records of San Bernardino County.

PARCEL 3:

Beginning on the southerly line of Prospect Avenue at the intersection of the southerly line of said Avenue with an extension of the easterly line of Orange Grove Avenue; thence easterly along the southerly line

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1 of Prospect Avenue, 140.4 feet, more or less, to the
2 intersection of the southerly line of Prospect
3 Avenue and the extension of the easterly line of Lot
4 Ten (10) of Block Two (2) of D. C. Twogood's Orange
5 Grove Tract; thence southerly on the extension of the
6 easterly line of Lot Ten (10) said Block Two (2) Ten
7 (10) feet; thence westerly, parallel to the southerly
8 line of Prospect Avenue, 140.4 feet, more or less, to
9 the extension of the easterly line of Orange Grove
10 Avenue; thence northerly on the extension of the east-
11 erly line of Orange Grove Avenue, Ten (10) feet to the
12 point of beginning;

13 Being a ten (10) foot strip on the southerly side
14 of Prospect Avenue opposite to Lot Ten (10), Block
15 Two (2) of D. C. Twogood's Orange Grove Tract, and
16 being a part of Block Seven (7) of said Tract, as per
17 map of said D.C. Twogood's Orange Grove Tract, recorded
18 in Book 7, page 42 of Maps, records of San Bernardino
19 County, California.

20 SUBJECT TO:

21 Restrictions, reservations and rights of way of record.

22 DATED: September 19, 1956.

23 CITY OF RIVERSIDE, a municipal corporation

24 By E. J. Sales
25 Mayor

26 Attest: J. P. ...
27 City Clerk

28 STATE OF CALIFORNIA }
29 COUNTY OF RIVERSIDE } ss

30 On this 20th day of September, 1956, before me, ALBERT H.
31 FORD, a Notary Public in and for said County and State, personally
32 appeared E. V. DALES, Mayor, and W.G. WAITE, City Clerk of the City
of Riverside, California, the municipal corporation described in
and which executed the within instrument, and acknowledged to me
that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the
official seal the day and year in this certificate first above
written.

Albert H. Ford
Notary Public in and for the County
of Riverside, State of California

My commission expires July 3, 1958

APPROVED AS TO FORM:

A. H. Ford
City Attorney

APPROVED AS TO DESCRIPTION
J. F. Martinek
Director of Public Works
J. ...
Assistant City Engineer

CITY ATTORNEY
BY DEPUTY
CALIFORNIA

RESOLUTION
ATTACHED

No
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