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GRANT DEED

R. A. HARDMAN and FRANCES N. HARDMAN, his wife, Grantors, for a valuable consideration, receipt of which is hereby acknowledged, do hereby grant to CITY OF RIVERSIDE, a municipal corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

The Southerly 10 feet of the Northerly 23 feet of the following described property:

All of Lots 2 and 7, and the Southwesterly 3.27 acres in Lots 1 and 8 in Block 16, of the lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1 page 70 of Maps, in the office of the County Recorder of the County of San Bernardino; said 3.27 acres adjoining said Lots 2 and 7; and the Northeasterly line of said 3.27 acres being parallel with the dividing line between Lots 1 and 8, 2 and 7; EXCEPTING from said Lot 2, that portion thereof by metes and bounds, beginning at a point on California Avenue at the corner of Lots 2 and 3 in said Block 16; thence Southeasterly on the line between Lots 2 and 3 in said Block, 522 feet; thence Northeasterly at a right angle, 129 1/3 feet; thence Northwesterly at a right angle, 522 feet to California Avenue; thence Southwesterly on the South-easterly line of California Avenue, 129 1/3 feet to the point of beginning.

Said Southerly 10 feet of the Northerly 23 feet lying Southerly of and adjacent to a 13 foot strip taken by the City of Riverside for public highway purposes by Decree of Condemnation recorded May 22, 1945 in Book 678 page 200 of Official Records of Riverside County, California.

Dated May 9, 1951

/s/ R. A. Hardman

/s/ Frances N. Hardman