

GRANT DEED

1 GERALD SILLMAN and ANN SILLMAN, husband and wife, for a valuable consideration,
2 receipt of which is hereby acknowledged, do hereby grant to City of Riverside,
3 a municipal corporation, for public street purposes, the real property in the
4 City of Riverside, County of Riverside, State of California, described as follows:

5 A portion of Lot 3, Windsor Heights, as shown by Map on file in Book 12, page
6 10 of Maps, Records of Riverside County, California, being a strip of land 20
7 feet in right angle width and parallel with the Easterly line of Gratton Street,
8 as shown on said map, described by metes and bounds as follows:

9 Commencing at the most Southerly corner of said Lot 3; Thence North $61^{\circ} 25'$ West
10 a distance of 227.08 feet; Thence North $43^{\circ} 29'$ West a distance of 215.00 feet
11 to a point on the Easterly line of Gratton Street; Thence North $11^{\circ} 37'$ West
12 along said Easterly line a distance of 81.15 feet to the true point of beginning
13 of the parcel to be described;

14 Thence continuing Northwesterly along said Easterly line along the arc of a
15 170 foot radius curve concave to the Southwest (the long chord of which bears
16 North $28^{\circ} 01'$ West, 96.00 feet) through an angle of $32^{\circ} 48'$ for a distance of
17 97.32 feet;

18 Thence North $44^{\circ} 25'$ West a distance of 57.72 feet; Thence along the arc of a
19 587.05 foot radius curve concave to the Northeast (the long chord of which bears
20 North $33^{\circ} 25'$ West 224.19 feet) through an angle of $22^{\circ} 01'$, for a distance of
21 225.58 feet;

22 Thence along the arc of a 140 foot radius curve concave to the East (the long
23 chord of which bears North $8^{\circ} 31'$ West 67.22 feet) through an angle of $27^{\circ} 47'$;
24 for a distance of 67.89 feet;

25 Thence North $5^{\circ} 25'$ East, a distance of 21.61 feet;

26 Thence along the arc of a 300 foot radius curve concave to the West (the long
27 chord of which bears North $6^{\circ} 14'$ West, 121.24 feet) through an angle of $23^{\circ} 19'$,
28 for a distance of 122.08 feet;

29 Thence South $72^{\circ} 06'$ West a distance of 20.00 feet;

30 Thence along the arc of a 320 foot radius curve concave to the West (the long
31 chord of which bears South $6^{\circ} 14'$ East, 129.33 feet) through an angle of $23^{\circ} 19'$,
32 for a distance of 130.22 feet;

33 Thence South $5^{\circ} 25'$ West a distance of 21.61 feet;

34 Thence along the arc of a 120 foot radius curve concave to the East (the long
35 chord of which bears South $8^{\circ} 31'$ East, 57.62 feet) through an angle of $27^{\circ} 47'$,
36 for a distance of 58.19 feet;

37 Thence along the arc of a 567.05 foot radius curve concave to the Northeast
38 (the long chord of which bears South $33^{\circ} 25'$ East, 216.56 feet) through an angle
39 of $22^{\circ} 01'$, for a distance of 217.90 feet;

40 Thence South $44^{\circ} 25'$ East a distance of 57.72 feet;

41 Thence along the arc of a 190 foot radius curve concave to the Southwest (the
42 long chord of which bears South $28^{\circ} 01'$ East, 107.29 feet) through an angle of
43 $32^{\circ} 48'$, for a distance of 108.77 feet;

44 Thence South $11^{\circ} 37'$ East, a distance of 11.79 feet;

45 Thence North $71^{\circ} 06'$ West, a distance of 21.22 feet to the true point of beginning.

46 Dated October 6, 1954

/s/ Gerard Sillman
/s/ Ann Sillman

47 Ack.

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7 feet in right angle width and parallel with the Easterly line of Gratton Street,
8 as shown on said map, described by metes and bounds as follows:

9 Commencing at the most Southerly corner of said Lot 3; Thence North $61^{\circ} 35'$ West
10 a distance of 227.08 feet; Thence North $43^{\circ} 29'$ West a distance of 215.84 feet
11 to a point on the Easterly line of Gratton Street; Thence North $11^{\circ} 37'$ West
12 along said Easterly line a distance of 81.15 feet to the true point of beginning
13 of the parcel to be described;
14 Thence continuing Northwesterly along said Easterly line along the arc of a
15 170 foot radius curve concave to the Southwest (the long chord of which bears
16 North $28^{\circ} 01'$ West, 96.00 feet) through an angle of $32^{\circ} 48'$ for a distance of
17 97.32 feet;
18 Thence North $44^{\circ} 25'$ West a distance of 57.72 feet; Thence along the arc of a
19 587.05 foot radius curve concave to the Northeast (the long chord of which bears
20 North $33^{\circ} 25'$ West 224.19 feet) through an angle of $22^{\circ} 01'$, for a distance of
21 225.53 feet;
22 Thence along the arc of a 140 foot radius curve concave to the East (the long
23 chord of which bears North $8^{\circ} 31'$ West 67.22 feet) through an angle of $27^{\circ} 47'$;
24 for a distance of 67.89 feet;
25 Thence North $5^{\circ} 25'$ East, a distance of 21.61 feet;
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27 chord of which bears North $6^{\circ} 14'$ West, 121.24 feet) through an angle of $23^{\circ} 19'$,
28 for a distance of 122.08 feet;
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38 (the long chord of which bears South $33^{\circ} 25'$ East, 216.56 feet) through an angle
39 of $22^{\circ} 01'$, for a distance of 217.90 feet;
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25 Dated October 6, 1954

/s/ Gerard Sillman
/s/ Ann Sillman

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