

*City of Riverside*

GRANT DEED

1 CITIZENS NATIONAL TRUST AND SAVINGS BANK OF RIVERSIDE, As Trustee,  
a national banking association, Grantor,  
2 Grantor\_\_\_\_\_

3 For a valuable consideration, receipt of which is hereby acknow-  
4 ledged, do hereby Grant to the CITY OF RIVERSIDE, a Municipal Cor-  
poration,

5 the real property in the City of Riverside, County of Riverside,  
State of California, described as follows:

6 An undivided two-fifths interest in and to all of the following des-  
7 cribed property: - - That portion of Lot 1 in Block 25 of the Vil-  
lage of Arlington, as shown by map recorded in Book 1, page 62 of Maps,  
San Bernardino County Records, described as follows:

8 Beginning at a point on the Easterly line of said Lot 1, 1147 feet  
9 Northerly from the intersection of the Easterly line of Lots 1 and 2  
in said Block 25 with the Northerly line of the right of way of the  
10 Lower Canal of the Riverside Water Company; thence Northerly on said  
Easterly line of said Lot 1, 112½ feet; thence at right angles West-  
11 erly with the Southerly line of Magnolia Avenue, 330 feet to the  
Easterly line of Van Luren Street; thence Southerly on said Easterly  
12 line of Van Luren Street, 112½ feet; thence at right angles Easterly  
and parallel with the Southerly line of Magnolia Avenue, 330 feet to  
the point of beginning.

13 That portion of the following described property lying Southeasterly  
14 of that certain alley conveyed to the City of Riverside, by Deed  
dated May 10, 1942, signed by Leroy Hoffman and others, filed for  
15 record June 27, 1942, as Instrument No. 1853, Riverside County  
Records:

16 Commencing at the most Northerly corner of Lot 1 in Block 25 of the  
17 Village of Arlington, as shown by map on file in Book 1, page 62 of  
18 Maps, San Bernardino County Records; thence Southwesterly along the  
Southerly line of Magnolia Avenue, 50 feet; thence Southeasterly and  
19 parallel with the Northeasterly line of Van Luren Street, 150 feet;  
thence at a right angle Northeasterly and parallel with the South-  
easterly line of Magnolia Avenue, 50 feet to the Northeasterly line  
20 of said Lot 1; thence at a right angle Northwesterly along the North-  
easterly line of said Lot 1, 150 feet to the point of beginning.

21 That portion of Lot 1 in Block 25 of the Village of Arlington, as  
shown by map on file in Book 1, page 62 of Maps, San Bernardino  
22 County Records, described as follows:

23 Beginning at a point on the Easterly line of said Lot 1, 1259½ feet  
24 Northerly from the intersection of the said Easterly line of Lot 1  
extended Southerly, with the Northerly line of the right of way of  
the Riverside Water Company's Lower Canal; thence Northerly on said  
25 Easterly line of Lot 1, 65 feet to a point 150 feet Southerly from  
Magnolia Avenue; thence Westerly at a right angle 330 feet to the  
26 Westerly line of said Lot 1; thence at a right angle Southerly on  
the said Westerly line, 65 feet; thence at a right angle Easterly,  
27 330 feet to the point of beginning;

28 EXCEPTING therefrom that portion thereof conveyed to the City of Riv-  
erside, by Deed dated May 10, 1942, signed by Leroy Hoffman and others,  
- Dated: filed for record June 27, 1942, as Instrument No. 1853,  
29 Riverside County records.

30 SUBJECT TO: 1. Taxes for the fiscal year 1954-55.  
Ack. 2. Usual rights of way, reservations, and restric-  
31 tions of record.

Dated December 9, 1954

CITIZENS NATIONAL TRUST AND SAVINGS  
BANK OF RIVERSIDE, As Trustee  
By /s/ R. A. Steves, Vice President  
By /s/ L. M. Marlow, Ass't Trust Officer

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the point of beginning.

13 That portion of the following described property lying Southeasterly  
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