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GRANT DEED

SAMUEL H. RINDGE and AGNES HOLM RINDGE, his wife, Grantors,
for a valuable consideration, receipt of which is hereby ack-
nowledged, do hereby grant to CITY OF RIVERSIDE, a municipal co-
poration, the real property in the ----- County of Riverside,
State of California, described as follows:

PARCEL 1:

That portion of Lot 11 of La Granada Tract No. 2, as shown by map
on file in Book 14 page 97 of Maps, Riverside County Records, parti-
cularly described as follows:

Commencing at the intersection of the center lines of Bolton Avon-
ue and Cook Avenue, as shown on said map; thence South 70° 40' West,
along the center line of Cook Avenue, 688.94 feet to the point of
intersection of the tangent lines of a 200.09 foot radius curve
(recorded as 200 foot radius curve), concave to the North; thence,
leaving Cook Avenue, South 23° 57' East, 373.65 feet to an angle
point in the northwesterly line of Lot 12 of said tract; thence
South 58° 31' 45" West (recorded as South 58° 31' West) along the
Northwesterly line of Lot 12, 416.91 feet (recorded as 416.98
feet) to an angle point thereon for the true point of beginning;
thence continuing along the Northwesterly line of said Lot 12,
South 53° 08' 24" West (recorded as South 53° 13' 30" West),
161.10 feet (recorded as 161.82 feet) to an angle point thereon;
thence continuing along said line, South 4° 09' 15" West, (record-
ed as South 4° 14' 30" West, 65.50 feet to an angle point thereon;
thence leaving the Westerly line of said lot 12, South 20° 39'
37" West, 376.42 feet, more or less, to the Northeast corner of
Lot 16 in Block 51 of La Granada Tract, as shown by map on file
in Book 12 pages 42 to 51, inclusive, of Maps, Riverside County
Records; thence along the Northerly line of said Lot 16, North 85°
27' West (recorded as North 85° 24' West), 100.01 feet (recorded
as 100.00 feet) to the northwesterly corner thereof; said point
being also the Southeasterly corner of that certain parcel of land
described in Deed recorded in Book 682 page 389 of Official Records,
Riverside County Records; thence North 4° 33' 15" East (recorded as
North 4° 36' East), along the Northerly prolongation of the West-
erly line of Lot 16, said line being also the Easterly line of the
parcel described in said Deed, 100.00 feet to the Northeastly
thereof; thence North 83° 29' 45" West (recorded as North
83° 27' West) along the Northerly line of said parcel, 138.00
feet to the Northwesterly corner thereof; thence leaving the
Northerly line of said parcel, North 21° 55' 27" East, 627.75
feet; thence South 64° 51' 32" East, 200.10 feet; thence South
36° 51' 32" East, 133.00 feet to the true point of beginning;

EXCEPTING THEREFROM that portion described as follows: Beginning
at the Northwest corner of Lot 16 in Block 51 of La Granada Tr ct,
as shown by map on file in Book 12 pages 42 to 51, inclusive, of
Maps, Riverside County Records, said corner being also the South-
easterly corner of that certain parcel of land described in Deed
recorded in Book 682, page 389 of Official Records, Riverside
County Records; thence North 4° 33' 15" East, (recorded as North
4° 36' East) along the Northerly prolongation of the Westerly line
of said Lot 16, said line being also the Easterly line of the
parcel described in said Deed, 100.00 feet to the Northeastly
corner thereof; thence North 83° 29' 45" West (recorded as North
83° 27' West), along the Northerly line of said parcel, 138.00
feet to the Northwesterly corner thereof; thence leaving the
Northerly line of said parcel, North 21° 55' 27" East, 59.22 feet;
thence South 83° 29' 45" East, parallel with the Northerly line of
said parcel, 204.35 feet to a point from which the most Westerly

SEE DWG. #1-31
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1 corner of said Lot 12 bears North $20^{\circ} 39' 37''$ East, 217.99 feet;
2 thence South $20^{\circ} 39' 37''$ West, 158.43 feet, more or less, to the
3 Northeast corner of said Lot 16; thence along the Northerly line
4 of said Lot 16, North $85^{\circ} 27'$ West, (recorded as North $85^{\circ} 24'$
West), 100.01 feet (recorded as 100.00 feet) to the Northwest
corner thereof, and the point of beginning.

5 PARCEL 1-A:

6 That portion of Lot 11 of La Granada Tract No. 2, as shown by map
7 on file in Book 14 page 97 of Maps, Riverside County Records,
particularly described as follows:

8 Beginning at the Northwest corner of Lot 16 in Block 51 of La
9 Granada Tract, as shown by map on file in Book 12 pages 42 to 51,
10 inclusive, of Maps, Riverside County Records, said corner being
11 also the Southeasterly corner of that certain parcel of land
12 described in Deed recorded in Book 682 page 389 of Official
13 Records, Riverside County Records; thence North $4^{\circ} 33' 15''$ East
14 (recorded as North $4^{\circ} 36'$ East) along the Northerly prolongation
15 of the Westerly line of said Lot 16, said line being also the
16 Easterly line of the parcel described insaid Deed, 100.00 feet to
17 the Northeasterly corner thereof; thence North $83^{\circ} 29' 45''$ West
18 (recorded as North $83^{\circ} 27'$ West) along the Northerly line of said
19 parcel, 138.00 feet to the Northwesterly corner thereof; thence
20 leaving the Northerly line of said parcel, North $21^{\circ} 55' 27''$
21 East, 59.22 feet; thence South $83^{\circ} 29' 45''$ East, parallel with the
22 Northerly line of said parcel, 264.35 feet to a point from which
23 the most Westerly corner of Lot 12 of said La Granada Tract No. 2
24 bears North $20^{\circ} 39' 37''$ East, 217.99 feet; thence South $20^{\circ} 39'$
25 $37''$ West, 158.43 feet, more or less, to the Northeast corner of
26 Lot 16 in Block 51 of said La Granada Tract; thence along the
27 Northerly line of said Lot 16, North $85^{\circ} 27'$ West (recorded as
28 North $85^{\circ} 24'$ West), 100.01 feet (recorded as 100.00 feet) to the
29 Northwest corner thereof, and the point of beginning.

30 PARCEL 2:

31 That portion of Lot 11 of La Granada Tract No. 2, as shown by map
32 on file in Book 14 page 97 of Maps, Riverside County Records,
particularly described as follows:

33 Commencing at the intersection of the center lines of Boston
34 Avenue and Cook Avenue, as shown on said map of La Granada Tract
35 No. 2; thence South $70^{\circ} 40'$ West along the center line of Cook
36 Avenue, 688.94 feet to the point of intersection of the tangent
37 lines of a 200.09 foot radius curve (recorded as 200 foot radius
38 curve) concave to the north; thence, leaving Cook Avenue, South
39 $23^{\circ} 57'$ East, 573.65 feet to an angle point in the Northwesterly
40 line of Lot 12 of said tract; thence South $58^{\circ} 31' 45''$ West
41 (recorded as South $58^{\circ} 31'$ West) along the Northwesterly line of
42 said Lot 12, 416.91 foot (recorded as 416.98 feet) to an angle
43 point thereon; thence leaving the Northwesterly line of Lot 12,
44 North $36^{\circ} 51' 32''$ West, 70.39 feet to the true point of beginning;
45 thence North $71^{\circ} 18' 48''$ East, 142.63 feet to the beginning of a
46 curve to the left, having a radius of 155.00 feet and a central
47 angle of $66^{\circ} 36' 36''$; thence along said curve to the left an arc
48 distance of 180.17 feet to the end thereof; thence North $4^{\circ} 42'$
49 $12''$ East, 259.55 feet to the beginning of a curve to the left,
50 having a radius of 330.00 feet and a central angle of $27^{\circ} 38' 14''$;
51 thence along said curve to the left an arc distance of 159.23
52 feet to the end thereof; thence North $22^{\circ} 56' 32''$ West, 85.72 feet
53 to a point in the Southerly line of Cook Avenue, 50.00 feet in
54 width; said last mentioned point being on a curve concave to the
55 North and having a radius of 225.00 feet (recorded 225.00 foot)
56 and from which the center of said curve bears North $14^{\circ} 52' 20''$
57 West; thence Westerly along said curve through a central angle

1 of 13° 05' 53" for an arc distance of 51.46 feet to a point there-
2 on from which the center of said curve bears North 1° 46' 27"
3 West; thence, leaving said curve and the Southerly line of Cook
4 Avenue as aforesaid South 13° 57' 07" East, 208.57 feet; thence
5 South 17° 23' 06" West, 308.10 feet; thence South 71° 18' 48"
6 West, 246.44 feet; thence South 64° 51' 32" East, 94.60 feet;
7 thence South 36° 51' 32" East, 62.61 feet to the true point of
8 beginning.

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SUBJECT TO:

1. Taxes for the fiscal year 1955-1956.
2. Covenants, conditions, restrictions, reservations, easements and rights of way of record.

Dated May 20, 1955

/s/ Samuel K. Rindge

/s/ Agnes Hole Ringe

GRANT DEED

SAMUEL K. RINDGE and AGNES HOLE RINGE, 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 ----- County of Riverside, State of California, described as follows:

PARCEL 1:

That portion of Lot 11 of La Granada Tract No. 2, as shown by map on file in Book 14 page 97 of Maps, Riverside County Records, particularly described as follows:

Commencing at the intersection of the center lines of Dolton Avenue and Cook Avenue, as shown on said map; thence South $70^{\circ} 40'$ West, along the center line of Cook Avenue, 688.94 feet to the point of intersection of the tangent lines of a 200.09 foot radius curve (recorded as 200 foot radius curve), concave to the North; thence, leaving Cook Avenue, South $23^{\circ} 57'$ East, 573.65 feet to an angle point in the Northwesterly line of Lot 12 of said tract; thence South $58^{\circ} 31' 45''$ West (recorded as South $58^{\circ} 31'$ West) along the Northwesterly line of Lot 12, 416.91 feet (recorded as 416.98 feet) to an angle point thereon for the true point of beginning; thence continuing along the Northwesterly line of said Lot 12, South $53^{\circ} 08' 24''$ West (recorded as South $53^{\circ} 13' 30''$ West), 161.10 feet (recorded as 161.82 feet) to an angle point thereon; thence continuing along said line, South $4^{\circ} 09' 15''$ West, (recorded as South $4^{\circ} 14' 30''$ West, 65.50 feet to an angle point thereon; thence leaving the Westerly line of said lot 12, South $20^{\circ} 39' 37''$ West, 376.42 feet, more or less, to the Northeast corner of Lot 16 in Block 51 of La Granada Tract, as shown by map on file in Book 12 pages 42 to 51, inclusive, of Maps, Riverside County Records; thence along the Northerly line of said Lot 16, North $85^{\circ} 27'$ West (recorded as North $85^{\circ} 24'$ West), 100.01 feet (recorded as 100.00 feet) to the Northwesterly corner thereof; said point being also the Southeasterly corner of that certain parcel of land described in Deed recorded in Book 682 page 389 of Official Records, Riverside County Records; thence North $4^{\circ} 33' 15''$ East (recorded as North $4^{\circ} 36'$ East), along the Northerly prolongation of the Westerly line of Lot 16, said line being also the Easterly line of the parcel described in said Deed, 100.00 feet to the Northeastly thereof; thence North $83^{\circ} 29' 45''$ West (recorded as North $83^{\circ} 27'$ West) along the Northerly line of said parcel, 138.00 feet to the Northwesterly corner thereof; thence leaving the Northerly line of said parcel, North $21^{\circ} 55' 27''$ East, 627.75 feet; thence South $64^{\circ} 51' 32''$ East, 200.10 feet; thence South $36^{\circ} 51' 32''$ East, 133.00 feet to the true point of beginning;

EXCEPTING THEREFROM that portion described as follows: Beginning at the Northwest corner of Lot 16 in Block 51 of La Granada Tract, as shown by map on file in Book 12 pages 42 to 51, inclusive, of Maps, Riverside County Records, said corner being also the Southeasterly corner of that certain parcel of land described in Deed recorded in Book 682, page 389 of Official Records, Riverside County Records; thence North $4^{\circ} 33' 15''$ East, (recorded as North $4^{\circ} 36'$ East) along the Northerly prolongation of the Westerly line of said Lot 16, said line being also the Easterly line of the parcel described in said Deed, 100.00 feet to the Northeastly corner thereof; thence North $83^{\circ} 29' 45''$ West (recorded as North $83^{\circ} 27'$ West), along the Northerly line of said parcel, 138.00 feet to the Northwesterly corner thereof; thence leaving the Northerly line of said parcel, North $21^{\circ} 55' 27''$ East, 59.22 feet; thence South $83^{\circ} 29' 45''$ East, parallel with the Northerly line of said parcel, 264.35 feet to a point from which the most Westerly

1 corner of said Lot 12 bears North $20^{\circ} 39' 37''$ East, 217.99 feet;
2 thence South $20^{\circ} 39' 37''$ West, 158.43 feet, more or less, to the
3 Northeast corner of said Lot 16; thence along the Northerly line
4 of said Lot 16, North $85^{\circ} 27' 24''$ West, (recorded as North $85^{\circ} 24'$
5 West), 100.01 feet (recorded as 100.00 feet) to the Northwest
6 corner thereof, and the point of beginning.

7 PARCEL 1-A:

8 That portion of Lot 11 of La Granada Tract No. 2, as shown by map
9 on file in Book 14 page 97 of Maps, Riverside County Records,
10 particularly described as follows:

11 Beginning at the Northwest corner of Lot 16 in Block 51 of La
12 Granada Tract, as shown by map on file in Book 12 pages 42 to 51,
13 inclusive, of Maps, Riverside County Records, said corner being
14 also the Southeastly corner of that certain parcel of land
15 described in Deed recorded in Book 682 page 389 of Official
16 Records, Riverside County Records; thence North $4^{\circ} 33' 15''$ East
17 (recorded as North $4^{\circ} 36'$ East) along the Northerly prolongation
18 of the Westerly line of said Lot 16, said line being also the
19 Easterly line of the parcel described in said Deed, 100.00 feet to
20 the Northeastly corner thereof; thence North $83^{\circ} 29' 45''$ West
21 (recorded as North $83^{\circ} 27'$ West) along the Northerly line of said
22 parcel, 138.00 feet to the Northwestly corner thereof; thence
23 leaving the Northerly line of said parcel, North $21^{\circ} 55' 27''$
24 East, 59.22 feet; thence South $83^{\circ} 29' 45''$ East, parallel with the
25 Northerly line of said parcel, 261.35 feet to a point from which
26 the most Westerly corner of Lot 12 of said La Granada Tract No. 2
27 bears North $20^{\circ} 39' 37''$ East, 217.99 feet; thence South $20^{\circ} 39'$
28 $37''$ West, 158.43 feet, more or less, to the Northeast corner of
29 Lot 16 in Block 51 of said La Granada Tract; thence along the
30 Northerly line of said Lot 16, North $85^{\circ} 27'$ West (recorded as
31 North $85^{\circ} 24'$ West), 100.01 feet (recorded as 100.00 feet) to the
32 Northwest corner thereof, and the point of beginning.

19 PARCEL 2:

20 That portion of Lot 11 of La Granada Tract No. 2, as shown by map
21 on file in Book 14 page 97 of Maps, Riverside County Records,
22 particularly described as follows:

23 Commencing at the intersection of the center lines of Boston
24 Avenue and Cook Avenue, as shown on said map of La Granada Tract
25 No. 2; thence South $70^{\circ} 40'$ West along the center line of Cook
26 Avenue, 688.94 feet to the point of intersection of the tangent
27 lines of a 200.09 foot radius curve (recorded as 200 foot radius
28 curve) concave to the North; thence, leaving Cook Avenue, South
29 $23^{\circ} 57'$ East, 573.65 feet to an angle point in the Northwestly
30 line of Lot 12 of said tract; thence South $58^{\circ} 31' 45''$ West
31 (recorded as South $58^{\circ} 31'$ West) along the Northwestly line of
32 said Lot 12, 416.91 feet (recorded as 416.98 feet) to an angle
point thereon; thence leaving the Northwestly line of Lot 12,
North $36^{\circ} 51' 32''$ West, 70.39 feet to the true point of beginning;
thence North $71^{\circ} 18' 43''$ East, 112.63 feet to the beginning of a
curve to the left, having a radius of 155.00 feet and a central
angle of $66^{\circ} 36' 36''$; thence along said curve to the left an arc
distance of 180.17 feet to the end thereof; thence North $4^{\circ} 42'$
12" East, 259.55 feet to the beginning of a curve to the left,
having a radius of 330.00 feet and a central angle of $27^{\circ} 38' 44''$;
thence along said curve to the left an arc distance of 159.23
feet to the end thereof; thence North $22^{\circ} 56' 32''$ West, 85.72 feet
to a point in the Southerly line of Cook Avenue, 50.00 feet in
width; said last mentioned point being on a curve concave to the
North and having a radius of 225.00 feet (recorded 225.00 feet)
and from which the center of said curve bears North $14^{\circ} 52' 20''$
West; thence Westerly along said curve through a central angle

1 of 13° 05' 53" for an arc distance of 51.46 feet to a point there-
2 on from which the center of said curve bears North 1° 46' 27"
3 West; thence, leaving said curve and the Southerly line of Cook
4 Avenue as aforesaid South 13° 57' 07" East, 200.57 feet; thence
5 South 17° 23' 06" West, 308.10 feet; thence South 71° 10' 48"
6 West, 246.44 feet; thence South 64° 51' 32" East, 94.60 feet;
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8 beginning.

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SUBJECT TO:

1. Taxes for the fiscal year 1955-1956.

2. Covenants, conditions, restrictions, reservations,
easements and rights of way of record.

Dated May 20, 1955

/s/ Samuel K. Rindge

/s/ Agnes Hole Ringe