

GRANT DEED

ERNEST A. PELLISSIER and ETHEL PELLISSIER, husband and wife, and  
FLORENCE RADNEY, formerly Florence Pellissier, 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 San Bernardino, State of California, described as follows:  
(Rider attached to deed as follows)

An undivided one-tenth interest in and to the following described property:

PARCEL 1:

All that portion of Lot 46, according to Map of Subdivision of the BANINI DONATION, as per plat recorded in Book 3 of Maps, page 24, of the records of said County, lying North of the North line of Lot 47 and North of the extension of the said Northline of Lot 47, to the East and West lines of said Lot 46, as said part of Lot 46 is shown on plat of survey by Geo. M. Pearson, on file in the office of the County Recorder of said County, estimated to contain 22-1/2 acres.

PARCEL 2:

Lots 40, 41, 45, 45-1/2 and 47, according to Map of Subdivision of the BANDINI DONATION, as per plat recorded in Book 3 of Maps, page 24, records of said County.

PARCEL 3:

All that portion of Lots 39, 42, 44, 50 and 51, according to Map of Subdivision of the BANDINI DONATION, as per plat recorded in Book 3 of Maps, page 24, records of said County, described as follows:

BEGINNING at a point in Course No. 4 of Jurupa Rancho, as finally confirmed to Louis Roubidoux and 998.3 feet Westerly from post "J5" of said Jurupa Rancho, said point being in the South line of said Lot 53 of the BANDINI DONATION, said point also being in the center of Rialto Road; thence North 4° 10' East 883.77 feet; thence North 13° 40' West 807 feet to the point of beginning of the herein described parcel of land, said point being in the center line of the said Rialto Road, thence North 138° 40' West along the center line of said Rialto Road, 2595 feet; thence North 45° 25' East 1288 feet; thence North 22° 31' East 1781 feet; thence North 34° 26' East 1215.2 feet, more or less, to a point in the Northerly line of said Lot 39; thence South 52° 15' East 831 feet, more or less to a point in the Easterly line of said Lot 39; thence South 18° 00' West 2133.7 feet, more or less, along the Easterly line of Lot 39 to a point on the Northerly line of Lot 42; thence South 54° 00' East along the Northerly line of Lot 42, a distance of 760.7 feet; thence South 16° 20' West 2004.8 feet, to the Northeasterly corner of said Lot 50; thence South 14° 48' West along the Easterly line of said Lot 50; 568 feet; thence North 85° 16' West 320.7 feet; thence South 30° 25' West 597.0 feet; thence South 82° 27' West 964 feet to the point of beginning.

EXCEPT an undivided 7/8ths of all oil, gas and other like minerals as reserved by Rivino Land Company, in deed recorded June 29, 1921 in Book 719 of Deeds, page 243, records of said County.

PARCEL 4:

That triangular piece of land situated in Lot 46, according to the Map of Subdivision of the BANDINI DONATION, as per plat recorded in Book 3 of Maps, page 24, records of said County and being bounded on the South by the North line of La Loma School Lot, on the East by the Lower Canal of the Riverside Water Company on the West by the land

**COPY**

1 land of Antonio Pellissier and on the North by the main travelled  
2 road.

3 Said road being North extension of Orange Street in Riverside County.

4 PARCEL 5:

5 All that portion of Lot 46, according to Map of Subdivision of the  
6 BANDINI DONATION, as per plat recorded in Book 3 of Maps, page 24,  
7 records of said County, described as follows; to-wit:

8 BEGINNING at a point on the East boundary of said Lot 46 at a stake;  
9 thence North 72° West, 124 feet; thence North 1° 45' West, 243.5  
10 feet; thence South 72° East 287.7 feet; thence South 40° West 247.5  
11 feet to the point of beginning, containing 1 acre, more or less;  
12 (The school lot herein described is apparently located in said Lot  
13 46 as shown by plat recorded in Book 17 of Maps, page 67, records  
14 of said County)

15 PARCEL 6:

16 All that portion of Lot 46, according to Map of Subdivision of the  
17 BANDINI DONATION, as per plat recorded in Book 3 of Maps, page 24,  
18 records of said County, described as follows:

19 Beginning at the Southwest corner of School Lot in said Lot 46 at  
20 Station No. 1 of a Survey of a portion of Lot 46, BANDINI DONATION,  
21 filed March 24, 1910; thence Southerly on a line between Lots 46  
22 and 47 as shown on said Survey to Station No. 2, said Station No. 2  
23 being the Southeast corner of said Lot 47; thence North 64° 3' East  
24 118 feet to an intersection with the Easterly line of said Lot 46  
25 running between Station Nos. 15 and 16 of said Lot 46; thence North  
26 25° 57' West along the East boundary line of Lot 46; 124.1 feet to  
27 Station No. 16 of said Survey; thence North 5° 3' East along the  
28 East boundary of said Lot 46, 216.44 feet to Station No. 17, of said  
29 Survey; thence North 40° 33' East along East boundary of said Lot  
30 46, 59.08 feet to Station No. 18 of said Survey; thence North 73°  
31 57' West 126.05 feet to Station No. 1 of said Survey to the point  
32 of beginning.

33 PARCEL 7:

34 That portion of the East 1/2 of Section 1, Township 2 South, Range 5  
35 West, San Bernardino Base and Meridian, according to Government  
36 Survey, located Westerly of Westerly boundary line of right of way  
37 of Old Upper Canal of Riverside Water Co., and Westerly boundary  
38 line of right of way of Lower Canal and South of what is known as  
39 "Zanjero Property" of said County and described as follows:

40 COMMENCING at Northeasterly corner of Section 1, Township 2 South,  
41 Range 5 West; thence West 1554.35 feet and South 19° 8' West 820.65  
42 feet to beginning, said point of beginning being Northeasterly cor-  
43 ner of Lot 41 of Subdivision of Bandini Donation, as per plat re-  
44 corded in Book 3 of Maps, page 24, records of said County; thence  
45 from beginning and following West boundary of right of way of Lower  
46 Canal of Riverside Water Co., South 23° 43' East, 218 feet; thence  
47 South 30° 49' East, 142 feet; thence South 37° 42' East, 172 feet;  
48 thence South 43° 20' East, 730 feet; thence South 28° 18' East, 200  
49 feet; thence South 45° 8' East, 100 feet; thence South 59° 26' East,  
50 180 feet; thence South 32° 33' East, 134 feet; thence South 37° 36'  
51 East, 166 feet; thence South 3° 00' East, 120 feet; thence South  
52 10° 10' West, 100 feet; thence South 17° 40' West, 245 feet; thence  
53 South 31° 15' West, 234.26 feet; thence South 5° 30' East, 157.74  
54 feet; thence South 35° 15' East 497.64 feet thence South 40° 30'  
55 West 396 feet; thence South 5° 00' West 216.48 feet; thence South 26°  
56 00' East 150.44 feet; thence North 58° 3' East 95.6 feet to a point  
57 16.5 feet measured Southwesterly at right angles to center line of  
58 Old Upper Canal of Riverside Water Co; thence following South -

1 westerly boundary line of said Old Upper Canal <sup>line repeated</sup> ~~of Riverside Water~~  
2 ~~Co.; thence following Southwestly boundary line of said Old Upper~~  
3 ~~Canal~~ and 16.5 feet from center thereof as nearly as may be, North  
4 25° 30' West 85.6 feet; thence North 7° 24' West, 112 feet; thence  
5 North 12° 17' East, 110 feet; thence North 36° 12' East, 144 feet;  
6 thence North 55° 27' East, 137 feet; thence North 80° 36' East, 92  
7 feet; thence North 47° 13' East, 80 feet; thence North 13° 15' East,  
8 115 feet; thence North 73° 1' West, 90 feet; thence North 53° 22'  
9 West, 100 feet; thence North 39° 17' West, 225 feet; thence North  
10 56° 55' West, 110 feet; thence North 21° 2' West, 76 feet; thence  
11 North 7° 49' East, 80 feet; thence North 47° 53' East, 65 feet;  
12 thence North 76° 3' East, 160 feet; thence North 29° 11' West, 122  
13 feet; thence North 9° 45' East, 79 feet; thence North 68° 22' East,  
14 88 feet; thence North 5° 31' East, 88 feet; thence North 24° 49'  
15 West, 50 feet; thence North 14° 7' East, 118 feet; thence North 33°  
16 40' West, 110 feet; thence North 30° 13' West, 160 feet; thence  
17 North 15° 35' West, 106 feet; thence North 23° 00' West, 136 feet;  
18 thence North 79° 38' West, 80 feet; thence North 45° 54' West, 50  
19 feet; thence North 6° 15' East, 63 feet; thence North 33° 56' West,  
20 141 feet; thence North 34° 34' West, 270 feet; thence North 22° 19'  
21 West, 125 feet; thence North 78° 4' West, 185 feet; thence North 51°  
22 11' West, 190 feet; thence North 37° 33' West, 170 feet; thence No-  
23 rth 27° 1' West, 137 feet; thence North 31° 6' West, 191.6 feet;  
24 thence North 24° 8' West, 83.48 feet; thence West 162 feet to the  
25 beginning.

26 ALSO EXCEPT therefrom that portion thereof conveyed to David Garcia,  
27 by deed dated May 22, 1916, recorded June 12, 1939 in Book 1348,  
28 page 396 Official Records, described as a portion of Lot 48, Bandini  
29 Donation, as per plat recorded in Book 3 of Maps, page 24, records  
30 of said County.

31 PARCEL 8:

32 That portion of the Jurupa Rancho, as per plat recorded in Book 9  
of Maps, page 33, records of said County, described as follows:

BEGINNING at an angle in Lot 40 of Bandini Donation, near the out-  
let of the Old Spanish Town Ditch; thence following the East line  
of said Lot 40, North 9° 45' West 264 feet; thence North 1° 15'  
East, 602.58 feet; thence North 11° 00' West, 518.10 feet; thence  
North 4° 15' East 170.28 feet; thence North 6° 15' West 173.58 feet;  
thence North 00° 30' West 166.32 feet; thence North 2° 00' East,  
158.40 feet; thence North 3° 30' West 199.98 feet; thence North 1°  
30' West 166.32 feet; thence North 5° 00' East 190.08 feet; thence  
North 13° 15' East 238.92 feet; thence North 2° 30' East 157.74  
feet; thence North 00° 18' East 149.82 feet; thence North 7° 30'  
East 250.80 feet; thence North 23° 15' East 283.80 feet; thence  
Northerly to the East line of Lot 30-of Bandini Donation; thence  
North 1° 45' East 297 feet; thence North 4° 30' West 227.70 feet to  
the most Southerly corner of Lot 27 of Bandini Donation; thence  
North 00° 30' East, 765.60 feet; thence North 38° 30' East 287.10  
feet; thence North 45° 00' East 306.24 feet; thence North 40° 00'  
East 194.70 feet; thence North 32° 00' East 172.92 feet; thence  
North 57° 00' East 132 feet; thence North 68° 30' East along the  
Southeasterly line of Lot 23 of Bandini Donation to a point where  
said Southeasterly line of said Lot 23 is intersected by the West  
line of the Tropica Rancho produced North 9° 30' West; thence  
South 9° 30' East to a point 16½ feet North of the center line of  
the Upper Riverside Ditch where said Upper Riverside Ditch inter-  
sects the West line of said Tropica Rancho; thence on a line 16½  
feet Northwesterly from the center line of the Upper Riverside Ditch  
and parallel to the same to a point North 69° 30' East from the

1 point of beginning; thence South 69° 30' West 141.24 feet more or  
2 less, to the point of beginning.

3 SUBJECT TO: 1. Second installment of taxes for the fiscal  
4 year 1956-57.

5 Dated December 17, 1956 /s/ Ernest A. Pellissier

6 /s/ Ethel Pellissier

7 /s/ Florence Radney

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RESOLUTION NO. 7567

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, ACCEPTING A DEED.

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BE IT RESOLVED, that a Grant Deed dated December 19, 1956, executed by Ernest A. Pellissier, Ethel Pellissier, and Florence Radney, granting to the City of Riverside, a municipal corporation, an undivided one-tenth interest in and to water and water right situate in the "Trujillo" or "Spanish-Town" Ditch, said Ditch being situate in the Counties of San Bernardino and Riverside, State of California, and said Ditch being entitled to a continuous run of One hundred inches of water, said right being more particularly shown in Case #579, in the Superior Court of the County of San Bernardino, State of California, as per Judgment recorded in the County Clerks office of said County and State in Book #2 of Judgments, page #102. The water herein conveyed is Fourteen (14) hours of the said water and water right of One hundred inches, the turn coming once every Eleven days, be, and the same is hereby, officially accepted.

ADOPTED by the City Council, signed by the Mayor and attested by the City Clerk this 26th day of December, 1956.

*E J Sales*  
Mayor of the City of Riverside

ATTEST:  
*[Signature]*  
City Clerk of the City of Riverside

I, W. G. Waite, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly introduced and adopted by the City Council of said City, at its meeting held on the 26th day of December, 1956, by the following vote:

- Ayes: Councilmen Backstrand, Bergin, Bonnett, Chamberlain, O'Neill, Smutz and Voris.
- Noes: None.
- Absent: None.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this 26th day of December, 1956.

*[Signature]*  
City Clerk of the City of Riverside