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GRANT DEED

CITIZENS NATIONAL TRUST AND SAVINGS BANK OF RIVERSIDE, as Trustee, a national banking association, grantor, for a valuable consideration, receipt of which is hereby acknowledged, does hereby grant to CITY OF RIVERSIDE, a municipal corporation, the real property in the County of San Bernardino, State of California, described as:

An undivided one-tenth (1/10th) interest in and to the following described property:

PARCEL 1:

All that portion of Lot 46, according to Map of Subdivision of the Bandini 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 North line 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 22½ acres.

PARCEL 2:

Lots 40, 41, 45, 45½ 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 Rialto Road; thence North 13° 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

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1 South 30° 25' West 597.0 feet; thence South 82° 27'  
2 West 964 feet to the point of beginning.

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

7 PARCEL 4:

8 That triangular piece of land situated in Lot 46, accord-  
9 ing to the Map of Subdivision of the Bandini Donation,  
10 as per plat recorded in Book 3 of Maps, page 24, records  
11 of said County and being bounded on the South by the  
12 North line of La Loma School Lot, on the East by the  
13 Lower Canal of the Riverside Water Company, on the West  
14 by the land of Antonio Pellissier and on the North by  
15 the main travelled road; said road being north extension  
16 of Orange Street in Riverside County.

17 PARCEL 5:

18 All that portion of Lot 46 according to Map of Subdivision  
19 of Bandini Donation, as per plat recorded in Book 3 of  
20 Maps, page 24, records of said County, described as fol-  
21 lows, to-wit:

22 Beginning at a point on the East boundary of said Lot 46  
23 at a stake; thence North 72° West, 124 feet; thence North  
24 1° 45' West, 243.5 feet; thence South 72° east 287.7 feet;  
25 thence South 40° West 247.5 feet to the point of be-  
26 ginning; containing one acre, more or less. (The School  
27 lot herein described is apparently located in said Lot 46  
28 as shown by plat recorded in Book 17 of Maps, page 67,  
29 records of said County).

30 PARCEL 6:

31 All that portion of L t 46 according to Map of Subidivision  
32 of the Bandini Donation, as per plat recorded in Book 3 of  
Maps, page 24, records of said County described as follows:

Beginning at the Southwest corner of School Lot in said  
Lot 46 at Station No. 1 of a Survey of a portion of Lot  
46, Bandini Donation, filed March 24, 1910; thence South-  
erly on a line between Lots 46 and 47 as shown on said  
Survey to Station No. 2, said Station No. 2 being the South-  
east corner of said Lot 47; thence North 64° 3' East  
118 feet to an intersection with the Easterly line of  
said Lot 46 running between Station Nos. 15 and 16 of  
said Lot 46, thence North 25° 57' West along the East  
boundary line of Lot 46, 124.1 feet to Station No. 16 of  
said Survey; thence North 5° 3' East along the East  
boundary of said Lot 46, 216.44 feet to Station No. 17  
of said Survey; thence North 40° 33' East along East  
boundary of said Lot 46, 59.08 feet to Station No. 18 of  
said Survey; thence North 73° 57' West 126.05 feet to  
Station No. 1 of said Survey to the point of beginning.

PARCEL 7:

That portion of the East-half of Section 1, Township 2  
South, Range 5 West, San Bernardino Base and Meridian,

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1 according to Government Survey, located westerly of  
2 Westerly boundary line of right of way of Old Upper  
3 Canal of Riverside Water Co., and westerly boundary  
4 line of right of way of Lower Canal and South of what  
is known as "Zanjero Property" of said County and des-  
cribed as follows:

5 Commencing at northeasterly corner of Section 1, Town-  
6 ship 2 South, Range 5 West; thence West 1554.35 feet  
7 and South 19° 8' West 820.65 feet to beginning, said  
8 point of beginning being Northeasterly corner of Lot 41  
9 of Subdivision of Bandini Donation, as per plat recorded  
10 in Book 3 of Maps, page 24, records of said County; thence  
11 from beginning and following west boundary of right of way  
12 of Lower Canal of Riverside Water Co., South 23° 43' East,  
13 218 feet; thence South 30° 49' East, 142 feet; thence South  
14 37° 42' East, 172 feet; thence South 43° 20' East, 730 feet;  
15 thence South 28° 18' East, 200 feet; thence South 45° 8'  
16 East, 100 feet; thence South 59° 26' East, 180 feet; thence  
17 South 32° 33' East, 134 feet; thence South 37° 36' East,  
18 166 feet; thence South 3° 00' East, 120 feet; thence South  
19 10° 10' West, 100 feet; thence South 17° 40' West, 245 feet;  
20 thence South 31° 15' West, 234.26 feet; thence South 5°  
21 30' East, 157.74 feet; thence South 35° 15' East, 497.64  
22 feet; thence South 40° 30' West, 396 feet; thence South 5°  
23 00' West, 216.48 feet; thence South 26° 00' East, 150.44  
24 feet; thence North 58° 3' East, 95.6 feet to a point 16.5  
25 feet measured Southwesterly at right angles to center  
26 line of Old Upper Canal of Riverside Water Co; thence fol-  
27 lowing southwesterly boundary line of said Old Upper Canal  
28 and 16.5 feet from center thereof as nearly as may be,  
29 North 25° 30' West, 85.6 feet; thence North 7° 24' West, 112  
30 feet; thence North 12° 17' East, 110 feet; thence North 36°  
31 12' East, 144 feet; thence North 55° 27' East, 137 feet;  
32 thence North 80° 36' East, 92 feet; thence North 47° 13' East,  
80 feet; thence North 13° 15' East, 115 feet; thence North  
73° 1' West, 90 feet; thence North 53° 22' West, 100 feet;  
thence North 39° 17' West, 225 feet; thence North 56° 55'  
West, 110 feet; thence North 21° 2' West, 76 feet; thence  
North 7° 49' East, 80 feet; thence North 47° 53' East, 65  
feet; thence North 76° 3' East, 160 feet; thence North 29°  
11' West, 122 feet; thence North 9° 45' East, 79 feet;  
thence North 68° 22' East, 88 feet; thence North 5° 31' East  
88 feet; thence North 24° 49' West, 50 feet; thence North 14°  
7' East, 118 feet; thence North 33° 40' West, 110 feet; —  
thence North 30° 13' West, 160 feet; thence North 15° 35'  
West, 106 feet; thence North 23° 00' West, 136 feet; thence  
North 79° 38' West, 80 feet; thence North 45° 54' West, 50  
feet; thence North 6° 15' East, 63 feet; thence North 33° 56'  
West, 141 feet; thence North 34° 34' West, 270 feet; thence  
North 22° 19' West, 125 feet; thence North 78° 4' West, 185  
feet; thence North 51° 11' West, 190 feet; thence North 37° 33'  
West, 170 feet; thence North 27° 1' West, 137 feet; thence  
North 31° 6' West, 191.6 feet; thence North 24° 8' West, 83.48  
feet; thence West 162 feet to the beginning.

29 ALSO EXCEPT therefrom that portion thereof conveyed to  
30 David Garcia by deed dated May 22, 1916, recorded June 12,  
31 1939, in Book 1348, page 396, Official Records, described  
32 as a portion of Lot 48 Bandini Donation, as per plat  
recorded in Book 3 of Maps, page 24, records of said  
County.

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1 PARCEL 8:

2 That portion of the Jurupa Rancho, as per plat recorded  
3 in Book 9 of Maps, page 33, records of said County, des-  
cribed as follows:

4 Beginning at an angle in Lot 40 of Bandini Donation,  
5 near the outlet of the Old Spanish Town Ditch; thence fol-  
6 lowing the East line of said Lot 40, North 9° 45' West,  
7 264 feet; thence North 1° 15' East, 602.58 feet; thence  
8 North 11° 00' West, 518.10 feet; thence North 4° 15' East  
9 170.28 feet; thence North 6° 15' West, 173.58 feet; thence  
10 North 00° 30' West, 166.32 feet; thence North 2° 00' East,  
11 158.40 feet; thence North 3° 30' West, 199.98 feet; thence  
12 North 1° 30' West, 166.32 feet; thence North 5° 00' East,  
13 190.08 feet; thence North 13° 15' East 238.92 feet; thence  
14 North 2° 30' East, 157.74 feet; thence North 00° 18' East,  
15 149.82 feet; thence North 7° 30' East, 250.80 feet; thence  
16 North 23° 15' East 283.80 feet; thence Northerly to the  
17 East line of Lot 30 of Bandini Donation; thence North 1°  
18 45' East 297 feet; thence North 4° 30' West, 227.70 feet to  
19 the most Southerly corner of Lot 27 of Bandini Donation;  
20 thence North 00° 30' East, 765.60 feet; thence North 38° 30'  
21 East, 287.10 feet; thence North 45° 00' East, 306.24 feet;  
22 thence North 40° 00' East 194.70 feet; thence North 32°  
23 00' East 172.92 feet; thence North 57° 00' East, 132 feet;  
24 thence North 68° 30' East along the Southeasterly line of  
25 Lot 23 of Bandini Donation to a point where said South-  
26 easterly line of said Lot 23 is intersected by the west  
27 line of the Tropica Rancho produced North 9° 30' West;  
28 thence South 9° 30' East to a point 16½ feet north of the  
29 center line of the Upper Riverside Ditch where said  
30 Upper Riverside Ditch intersects the west line of said  
31 Tropica Rancho; thence on a line 16½ feet Northwesterly  
32 from the center line of the Upper Riverside Ditch and  
parallel to the same to a point North 69° 30' East from  
the point of beginning; thence South 69° 30' West 141.24  
feet, more or less, to the point of beginning.

TOGETHER WITH an undivided one-tenth interest in and to  
water and water rights 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 (100) inches of water, said right be-  
ing more particularly shown in Case #579 in the Superior  
Court of the County of San Bernardino, State of Cali-  
fornia, as per judgment recorded in the County Clerk's  
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 (11) days.

SUBJECT TO:

1. Taxes for the fiscal year 1957-58
2. Rights of way, reservations, conditions and restrictions of record.

DATED: August 1, 1957

CITIZENS NATIONAL TRUST & SAVINGS  
BANK OF RIVERSIDE, as Trustee

By /s/ R. A. Steves Vice Pres.

By /s/L.M. Harlow AsstTrust Officer

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RESOLUTION NO. 7870

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 August 1, 1957, executed by the Citizens National Trust and Savings Bank of Riverside, as Trustee, by R. A. Steves, Vice President, and L. M. Harlow, Assistant Trust Officer, granting to the City of Riverside, a municipal corporation, an undivided 1/10 interest in and to 8 parcels of land in the Bandini Donation and Jurupa Rancho, being more particularly described in said Deed, be, and the same is hereby, officially accepted.

ADOPTED by the City Council, signed by the Mayor and attested by the City Clerk this 13th day of August, 1957.

*E. J. Sales*  
\_\_\_\_\_  
Mayor of the City of Riverside

ATTEST:

*W. G. Waite*  
\_\_\_\_\_  
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 13th day of August, 1957, by the following vote:

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this 13th day of August, 1957.

*W. G. Waite*  
\_\_\_\_\_  
City Clerk of the City of Riverside.