

GRANT DEED

SECURITY FIRST NATIONAL BANK, 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 situate in the County of San Bernardino, State of California, described as follows:

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 the plat of survey by George 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 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;

APPROVED AS TO DESCRIPTION, by comparison with original, prior conveyance. J. F. MARTINEK, Director of Public Works, Assistant City Engineer

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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 interest 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 of Antonio Pellissier and on the north by the main traveled road, said road being the north extension of Orange Street in Riverside County.

PARCEL 5:

All that portion of Lot 46 according to Map of Subdivision of Bandini Donation, as per plat recorded in Book 3 of Maps, page 24, records of said County, described as follows:

Beginning at a point on the east boundary of said Lot 46 at a stake;

Thence North 72° West 124 feet;

Thence North 1° 45' West, 243.5 feet;

Thence South 72° East, 287.7 feet;

Thence South 40° West 247.5 feet to the point of beginning; containing one acre, more or less.

(The School Lot herein described is apparently located in said Lot 46, as shown by plat recorded in Book 17 of Maps, page 67, records of said County.)

PARCEL 6:

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, 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 southerly on a line between Lots 46 and 47 as shown on said survey to Station No.2, said

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1 Station No.2 being the southeast corner of said  
 2 Lot 47;

3 Thence North 64° 3' East 118 feet to an intersection  
 4 with the easterly line of said Lot 46 running between  
 5 Station No.15 and 16 of said Lot 46;

6 Thence North 25° 57' West along the east boundary line  
 7 of Lot 46, 124.1 feet to Station No.16 of said Survey;

8 Thence North 5° 3' East along the east boundary of said  
 9 Lot 46 216.44 feet to Station No.17 of said Survey;

10 Thence North 40° 33' East along the east boundary of  
 11 said Lot 46, 59.08 feet to Station No.18 of said Survey;

12 Thence North 73° 57' West 126.05 feet to Station No.1  
 13 of said Survey to the point of beginning.

14 PARCEL 7:

15 That portipn of the East-half of Section 1, Township  
 16 2 South, Range 5 West, San Bernardino Base and Meridian accord-  
 17 ing to Government Survey, located westerly of the westerly  
 18 boundary line of the right of way of Old Upper Canal of  
 19 Riverside Water Company and the westerly boundary line of the  
 20 right of way of Lower Canal and south of what is known as  
 21 "Zanjero Property" of said County and described as follows:

22 Commencing at the northeasterly corner of Section 1,  
 23 Township 2 South, Range 5 West;

24 Thence West 1554.35 feet and South 19° 8' West 820.65  
 25 feet to beginning, said point of beginning being the north-  
 26 easterly corner of Lot 41 of Subdivision of Bandini  
 27 Donation, as per plat recorded in Book 3 of Maps, page 24,  
 28 Records of said County;

29 Thence from beginning and following the west boundary  
 30 of the right of way of Lower Canal of Riverside Water  
 31 Company, South 23° 43' East 218 feet;

32 Thence South 30° 49' East 142 feet;

33 Thence South 37° 42' East 172 feet;

34 Thence South 43° 20' East 730 feet;

35 Thence South 28° 18' East 200 feet;

36 Thence South 45° 8' East 100 feet;

37 Thence South 59° 26' East 180 feet;

38 Thence South 32° 33' East 134 feet;

39 Thence South 37° 36' East 166 feet;

40 Thence South 3° 00' East 120 feet;

41 Thence South 10° 10' West 100 feet;

42 Thence South 17° 40' West 245 feet;

43 Thence South 31° 15' West 234.26 feet;

44 Thence South 5° 30' East 157.74 feet;

45 Thence South 35° 15' East 497.64 feet;

46 Thence South 40° 30' West 396 feet;

47 Thence South 5° 00' West 216.48 feet;

48 Thence South 26° 00' East, 150.44 feet;

49 Thence North 58° 3' East 95.6 feet to a point 16.5  
 50 feet, measured southwesterly at right angles to the center  
 51 line of Old Upper Canal of Riverside Water Company;

52 Thence following southwesterly boundary line of said Old  
 53 Upper Canal and 16.5 feet from the center thereof as nearly  
 54 as may be, North 25° 30' West 85.6 feet;

55 Thence North 7° 24' West 112 feet;

56 Thence North 12° 17' East 110 feet;

57 Thence North 36° 12' East 144 feet;

58 Thence North 55° 27' East 137 feet;

59 Thence North 80° 36' East 92 feet;

60 Thence North 47° 13' East 80 feet;

61 Thence North 13° 15' East 115 feet;

THIS INSTRUMENT  
 IS FILED FOR  
 RECORD IN

- 1 Thence North 73° 1' West 90 feet;
- 2 Thence North 53° 22' West 100 feet;
- 3 Thence North 39° 17' West 225 feet;
- 4 Thence North 56° 55' West 110 feet;
- 5 Thence North 21° 2' West 76 feet;
- 6 Thence North 7° 49' East 80 feet;
- 7 Thence North 47° 53' East 65 feet;
- 8 Thence North 76° 3' East 160 feet;
- 9 Thence North 29° 11' West 122 feet;
- 10 Thence North 9° 45' East 79 feet;
- 11 Thence North 68° 22' East 88 feet;
- 12 Thence North 5° 31' East 88 feet;
- 13 Thence North 24° 49' West 50 feet;
- 14 Thence North 14° 7' East 118 feet;
- 15 Thence North 33° 40' West 110 feet;
- 16 Thence North 30° 13' West 160 feet;
- 17 Thence North 15° 35' West 106 feet;
- 18 Thence North 23° 00' West 136 feet;
- 19 Thence North 79° 38' West 80 feet;
- 20 Thence North 45° 54' West 50 feet;
- 21 Thence North 6° 15' East 63 feet;
- 22 Thence North 33° 56' West 141 feet;
- 23 Thence North 34° 34' West 270 feet;
- 24 Thence North 22° 19' West 125 feet;
- 25 Thence North 78° 4' West 185 feet;
- 26 Thence North 51° 11' West 190 feet;
- 27 Thence North 37° 33' West 170 feet;
- 28 Thence North 27° 1' West 137 feet;
- 29 Thence North 31° 6' West 191.6 feet;
- 30 Thence North 24° 8' West 83.48 feet;
- 31 Thence West 162 feet to the beginning;

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

PARCEL 8:

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 outlet 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;

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1 Thence northerly to the east line of Lot 30  
 2 of the Bandini Donation;  
 3 Thence North 1° 45' East, 297 feet;  
 4 Thence North 4° 30' West 227.70 feet to the  
 5 most southerly corner of Lot 27 of the Bandini  
 6 Donation;  
 7 Thence North 00° 30' East, 765.60 feet;  
 8 Thence North 38° 30' East, 287.10 feet;  
 9 Thence North 45° 00' East, 306.24 feet;  
 10 Thence North 40° 00' East, 194.70 feet;  
 11 Thence North 32° 00' East, 172.92 feet;  
 12 Thence North 57° 00' East, 132 feet;  
 13 Thence North 68° 30' East along the southeasterly  
 14 line of Lot 23 of Bandini Donation to a point where  
 15 said southeasterly line of said Lot 23 is intersected  
 16 by the west line of the Tropica Rancho produced North  
 17 9° 30' West;  
 18 Thence South 9° 30' East to a point 16½ feet  
 19 north of the center line of the Upper Riverside Ditch  
 20 where said Upper Riverside Ditch intersects the west  
 21 line of said Tropica Rancho;  
 22 Thence on a line 16½ feet northwesterly from the  
 23 center line of the Upper Riverside Ditch and parallel  
 24 to the same to a point North 69° 30' East from the  
 25 point of beginning;  
 26 Thence South 69° 30' West, 141.24 feet, more or  
 27 less, to the point of beginning.

28 TOGETHER WITH all water and water rights situate  
 29 in the "Trujillo" or "Spanish Town" Ditch, said ditch  
 30 being situate in the Counties of San Bernardino and  
 31 Riverside, State of California, and said Ditch  
 32 being entitled to a continuous run of One Hundred  
 33 (100) inches of water, said right being more parti-  
 34 cularly shown in Case #579 in the Superior Court of  
 35 the County of San Bernardino, State of California,  
 36 as per judgment recorded in the County Clerk's office  
 37 of said County and State in Book #2 of Judgments,  
 38 page 102. The water herein conveyed is fourteen (14)  
 39 hours of the said water and water right of one hundred  
 40 inches, the turn coming once every eleven (11) days.

SUBJECT TO:

1. Taxes for the fiscal year 1962-63
2. Rights of way, reservations, conditions and restrictions of record.

DATED: July 17, 1962

SEAL SECURITY FIRST NATIONAL BANK, As Trustee,

CONSENT TO RECORDATION

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THIS IS TO CERTIFY that the interest in real property  
 conveyed by the Deed or Grant dated 7-17-62  
 from Security First National Bank  
 For Per Bandini Donation A.C. 172, 754, 980 1/4  
 to the City of Riverside, a municipal corporation, is here-  
 by accepted for and on behalf of said City pursuant  
 to Resolution of the City Council thereof recorded on  
 12-3-58 in Bk. 2974 C.C. pg. 339 in Sag Riverside County  
 Records, and the Grantor hereby consents to recordation  
 of this instrument through the undersigned,  
H. H. Hickey  
 Property Manager, City of Riverside

By [Signature]  
 Vice-President  
 By [Signature]  
 Trust Officer

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1 STATE OF CALIFORNIA }  
2 COUNTY OF RIVERSIDE } SS

3 On this 17<sup>th</sup> day of July, 1962 before me  
4 the undersigned a Notary Public in and for said  
5 County and State, personally appeared R. C. Schultz  
6 known to me to be the Vice-President, and J. A.  
7 Hall known to me to be the \_\_\_\_\_ Trust Officer  
8 of the national banking association that executed the within  
9 instrument, and known to me to be the persons who executed  
10 the within instrument on behalf of the association therein named,  
11 and acknowledged to me that such association executed the same,  
12 and acknowledged that such association executed the within instru-  
13 ment pursuant to its by-laws or a resolution of its Board of  
14 Directors.

15 WITNESS my hand and official seal the day and year in  
16 this certificate first above written.

17  
18 E. Leonard  
19 Notary Public in and for said County  
20 and State  
21 My Commission expires Jan. 25, 1966

22  
23 APPROVED AS TO FORM:  
24 [Signature]  
25  
26 City Attorney

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RECORDED  
REQUEST OF  
City of Riverside  
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OFFICIAL-RECORDS  
SAN BERNARDINO COUNTY, CALIF.  
T.F.D.R. AP-ENTER, RECORDER  
S.B. Co.

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