

APPROVED AS TO FORM

*John Woodhead*  
ASST. CITY ATTORNEY

GRANT DEED

HICKS-BADRAUN, INC., a California corporation,

(Grantor - ~~X~~)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do es  
hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the real property in the  
City of Riverside, County of Riverside, State of California, described as follows: --  
See attached description.

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property  
conveyed by the Deed or Grant dated 12-10-62  
From: Hicks-Badraun, Inc.  
For: Par. Lot 11 of Church Subdiv.  
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. 2374 O.R. pg. 359 11 Seq. Riverside County  
Records, and the Grantor hereby consents to recordation  
of this instrument through the undersigned.  
Dated 12-21-62 L. H. Hawley  
Property Management Officer

Return Deed to: Office of City Clerk  
Riverside, California

Dated December 19, 19 62

HICKS-BADRAUN, INC., a California corporation  
BY [Signature]  
BY [Signature]

DEC. 21, 1962  
3287 248  
118141

All that portion of Lot 11 of the Church Subdivision as shown by map on file in Book 6 of Maps, at Page 55 thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at the most easterly corner of Lot A (Benedict Avenue) as shown by Victoria Woods No. 2, recorded in Book 40 of Maps, at Pages 91 through 93 thereof, Records of Riverside County, California, said corner being an angle point in the northerly line of said Lot 11;

Thence North  $61^{\circ} 04'$  West along the boundary line of said Lot A and along said northerly line of Lot 11, a distance of 34.31 feet to an angle point in the boundary line of said Lot A, said point being on a curve concave to the north, having a radius of 342.75 feet, from which the center of said curve bears North  $07^{\circ} 40' 40''$  West;

Thence westerly along said curve, to the right, through a central angle of  $01^{\circ} 40' 40''$ , an arc distance of 10.04 feet to a point of compound curvature with a curve concave to the north, having a radius of 240.00 feet, the radial line at said point bears North  $06^{\circ} 00'$  West;

Thence westerly along said last mentioned curve, to the right, through a central angle of  $02^{\circ} 15' 09''$ , an arc distance of 9.43 feet to a point thereon for the TRUE POINT OF BEGINNING, from which the center of said curve bears North  $3^{\circ} 44' 51''$  West;

The last two courses follow said boundary line of Lot A;

Thence continuing westerly along said curve, to the right, through a central angle of  $09^{\circ} 00' 51''$ , an arc distance of 37.75 feet to the end thereof;

Thence North  $84^{\circ} 44'$  West, a distance of 13.94 feet;

The last two courses and distances follow said boundary line of Lot A;

Thence North  $00^{\circ} 03'$  West, a distance of 27.54 feet to a point on a curve concave to the south, having a radius of 32.00 feet, from which the center of said curve bears South  $25^{\circ} 45' 17''$  East;

Thence easterly along said curve, to the right, through a central angle of  $29^{\circ} 21' 21''$ , an arc distance of 16.40 feet to a point in said northerly line of Lot 11, from which the center of said curve bears South  $3^{\circ} 36' 04''$  West;

Thence South  $61^{\circ} 04'$  East along said northerly line of Lot 11, a distance of 27.38 feet to a point on a curve concave to the southwest, having a radius of 32.00 feet, from which the center of said curve bears South  $54^{\circ} 15' 58''$  West;

Thence southeasterly along said curve, to the right, through a central angle of  $20^{\circ} 08' 05''$ , an arc distance of 11.25 feet to a point of reverse curvature with a curve concave to the northeast, having a radius of 15.56 feet, the radial line at said point bears North  $74^{\circ} 24' 03''$  East;

Thence southeasterly along said last mentioned curve, to the right, through a central angle of  $43^{\circ} 04' 19''$ , an arc distance of 11.25 feet to the true point of beginning, from which the center of said curve bears North  $31^{\circ} 10' 11''$  East.

