

GRANT DEED

ETHEL G. GRAVES

JAMES K. PACE and MAXINE F. PACE as their interests appear of record

(Grantors - Grantors)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do _____
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 description attached-

Dated May 11 19 64

RECORDED MAY 15 1964
BOOK 3695 PAGE 234
OFFICIAL RECORDS, RIV. CO.
INSTRUMENT NO. 60359

(S)
Ethel G. Graves
(S)
James K. Pace
(S)
Maxine F. Pace

Those portions of Lots 16, 17 and 18 of Holmes Place as shown by map on file in Book 7, page 23 of Maps, Records of Riverside County, California, being described as follows:

Beginning at the southeasterly corner of said Lot 18, said point being in the northerly line of Jurupa Avenue (a street of variable width) thence $N86^{\circ}00'40''W$ 156.52 feet to a point in the easterly line of Palm Avenue (80.00 feet wide);

Thence $N0^{\circ}03'50''E$ 190.35 feet along the easterly line of said Palm Avenue to the beginning of a tangent curve, concave easterly, having a radius of 404.41 feet;

Thence northerly along said tangent curve through a central angle of $29^{\circ}08'40''$ for an arc distance of 205.71 feet to a lot corner common to Lots 16 and 17 of Holmes Place as shown by said map and Lot 15 of Beverly Homes as shown by map on file in Book 31, pages 6 and 7 of Maps, Records of Riverside County, California;

Thence $S73^{\circ}12'00''E$ 4.10 feet along the southwesterly line of lot 15 of said Beverly Homes;

Thence $S29^{\circ}12'30''W$ 0.88 feet to the beginning of a tangent curve, concave easterly, having a radius of 400.41 feet;

Thence southerly along said tangent curve, parallel with and 4.0 feet easterly from the easterly line of Palm Avenue, through a central angle of $29^{\circ}08'40''$ for an arc distance of 203.68 feet to the end of said tangent curve;

Thence $S0^{\circ}03'50''W$, parallel with said easterly line of Palm Avenue, 174.83 feet;

Thence $S42^{\circ}58'25''E$ 8.05 feet to a point in a line which is parallel and 11.00 feet measured at right angles northerly from the northerly line of Jurupa Avenue (a street of variable width);

Thence $S86^{\circ}00'40''E$, parallel with said northerly line of Jurupa Avenue 147.77 feet to a point in the easterly line of said Lot 18 of Holmes Place;

Thence $S03^{\circ}59'20''W$ 11.00 feet along the easterly line of said Lot 18 of said Holmes Place to a point in the northerly line of Jurupa Avenue to the point of beginning.

RUBIDOUX

HOLMES

RUBIDOUX

BEVERLY COURT

GARDENS

NO. 2

BEVERLY HOMES

HOLMES PLACE

JURUPA

PALM

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT

This plat is solely an aid in locating the parcel(s) described in the attached document. It is not a part of the written description therein.

4946

SCALE: 1" = 100'

DRAWN 3/4/68 BY RGM

SUBJECT R/P 780

2/27