

GRANT DEED

M & G PROPERTIES, INC.

(Grantor - ~~ORGANIZATION~~)

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 description attached.

RECORDED MAY 15 1964
BOOK 3695 PAGE 190
OFFICIAL RECORDS, RIV. CO.
INSTRUMENT NO. 60 357

Dated MAY 12 19 64

M & G PROPERTIES, INC.
By (S) HUNTER G. PENN
PRESIDENT.
By O. P. LADD
SECRETARY.

All that portion of Lots 2 and 17 of Monte Vista Tract as shown by map on file in Map Book 6 at Page 20 thereof, Records of Riverside County, California, described as follows:

Beginning at the southwesterly corner of Lot 4 as shown by Record of Survey on file in Record of Survey Book 33 at page 9 thereof, Records of Riverside County, California;

Thence easterly along the southerly line of said Lot 4, on a curve concave to the south, having a radius of 371.49 feet (formerly recorded 370.00) through an angle of $27^{\circ}20'00''$, an arc length of 177.22 feet, (formerly recorded 176.51 feet), (the initial radial line bears $N27^{\circ}40'00''W$);

Thence $N89^{\circ}40'00''E$, along the southerly line of said Lot 4, a distance of 481.30 feet to a point on the westerly line of Canyon Crest Drive as it now exists;

Thence $S00^{\circ}02'00''W$, along the westerly line of Canyon Crest Drive, a distance of 30.00 feet;

Thence $S89^{\circ}40'00''W$, parallel with and a distance of 30.00 feet, measured at right angles, from the southerly line of said Lot 4, a distance of 481.11 feet;

Thence westerly on a curve concave to the south having a radius of 341.49 feet, through an angle of $27^{\circ}20'00''$, an arc length of 162.91 feet;

Thence $S62^{\circ}20'00''W$, a distance of 398.00 feet;

Thence westerly on a curve concave to the north, having a radius of 330.00 feet through an angle of $26^{\circ}48'51''$, an arc length of 154.44 feet to a point on the northerly line of Monte Vista Drive as shown by map of said Monte Vista Tract and designated as 20.00 foot road;

Thence northwesterly along the northerly line of said 20.00 foot road, on a curve concave to the northeast, having a radius of 315.30 feet through an angle of $07^{\circ}13'55''$, an arc length of 39.80 feet, (the initial radial line bears $S29^{\circ}13'05''W$);

Thence $N53^{\circ}33'00''W$, along the northerly line of said 20.00 foot road, a distance of 108.60 feet;

Thence southeasterly on a curve concave to the northeast, having a radius of 270.00 feet, through an angle of $53^{\circ}04'47''$, an arc length of 250.13 feet, (the initial radial line bears $S25^{\circ}24'47''W$);

Thence $N62^{\circ}20'00''E$, a distance of 112.00 feet;

Thence $S27^{\circ}40'00''E$, a distance of 36.00 feet;

Thence $N62^{\circ}20'00''E$, a distance of 149.00 feet;

Thence $N27^{\circ}40'00''W$, a distance of 131.00 feet;

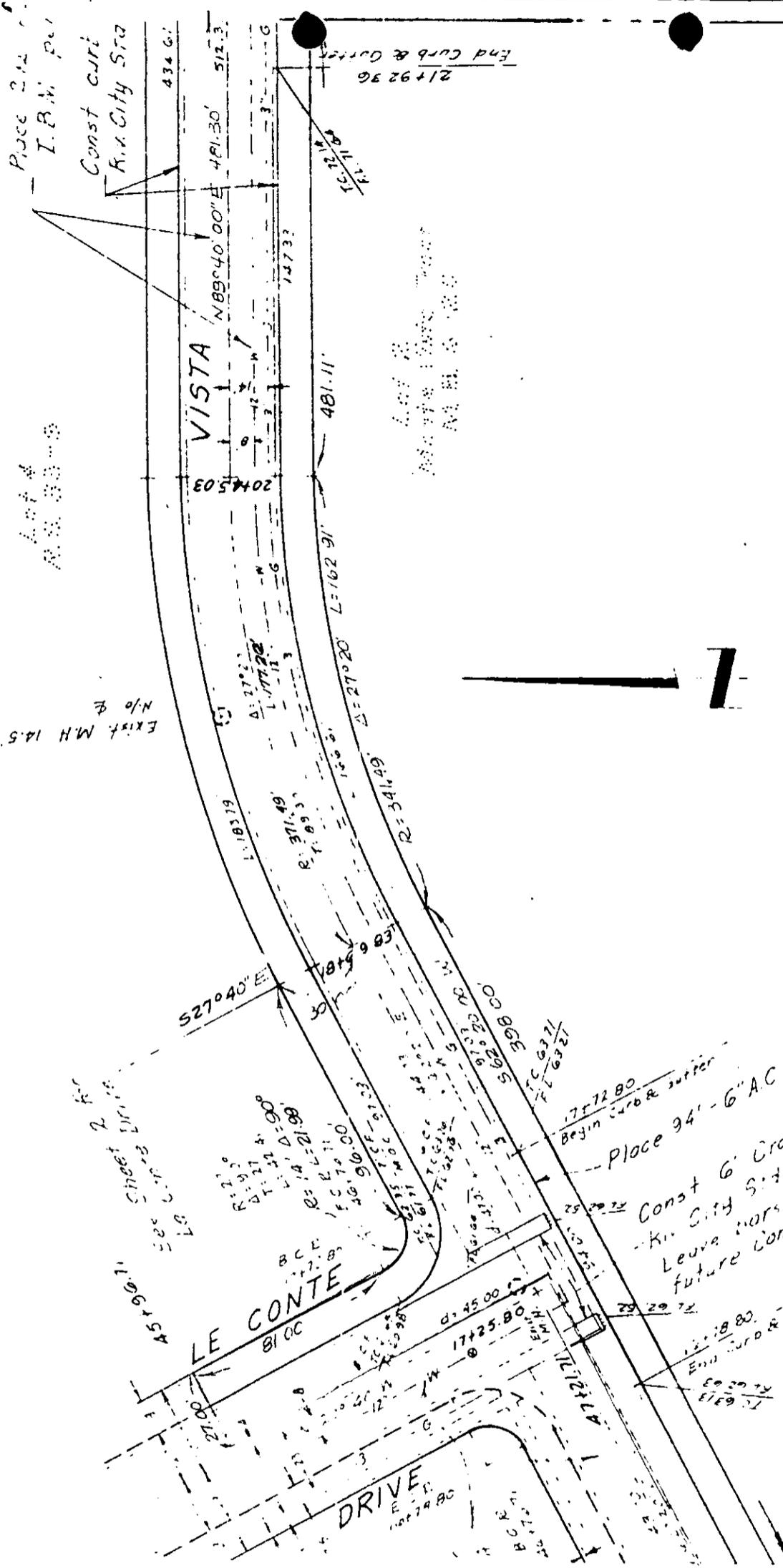
Thence $N62^{\circ}20'00''E$, a distance of 27.00 feet;

Thence $S27^{\circ}40'00''E$, a distance of 81.00 feet;

Thence southeasterly on a curve concave to the northeast, having a radius of 14.00 feet through an angle of $90^{\circ}00'00''$, an arc length of 21.99 feet;

Thence $N62^{\circ}20'00''E$, a distance of 96.00 feet to a point on the southwesterly line of said Lot 4;

Thence $S27^{\circ}40'00''E$, along the southwesterly line of said Lot 4, a distance of 30.00 feet to the point of beginning.



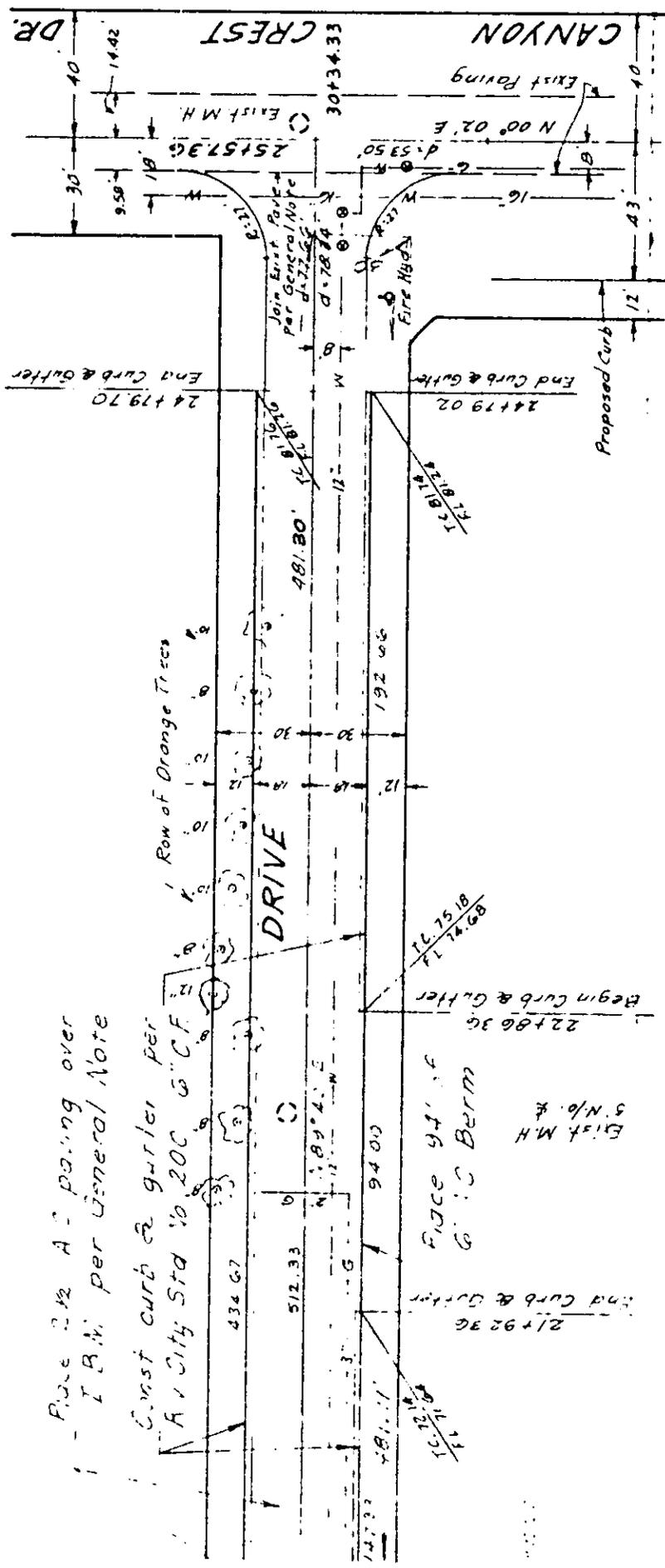
CITY OF RIVERSIDE, CALIFORNIA

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.

4956

| | | | |
|-----------------|------------|---------|--------------------|
| SCALE: 1" = 50' | DRAWN: / / | BY: / / | SUBJECT: Monte ... |
|-----------------|------------|---------|--------------------|



Place 2 1/2 AC paving over
I.B.M. per General Note

Const curb & gutter per
A City Std 10.20C G.C.F.

Face 94' of
G.C. Berm

CITY OF RIVERSIDE, CALIFORNIA

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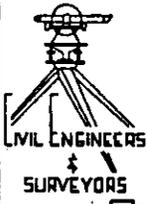
This plat is solely an aid in locating the parcel(s) described in the
attached document. It is not a part of the written description therein.

SCALE: 1" = 50'

DRAWN / / BY

SUBJECT Monte Vista Drive

4956



OVERLAND 6-0844

J. F. DAVIDSON
RES. OV 3-3399

3426 TENTH STREET
RIVERSIDE, CALIFORNIA

P. O. Box 493

May 4, 1964

JAMES F. DAVIDSON JR.
RES. OV 6-5688

M & G, INC.
MONTE VISTA DRIVE (Revised May 7, 1964)

All that portion of Lots 2 and 17 of Monte Vista Tract as shown by map on file in Map Book 6 at Page 20 thereof, Records of Riverside County, California; described as follows:-

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M & G, Inc.

Monte Vista Drive

Page 2 (Revised May 7, 1964)

Thence Northwesterly along the Northerly line of said 20.00 foot road, on a curve concave to the Northeast, having a radius of 315.30 feet through an angle of $07^{\circ}13'55''$, an arc length of 39.80 feet, (the initial radial line bears $S.29^{\circ}13'05''W.$);

Thence $N.53^{\circ}33'00''W.$, along the Northerly line of said 20.00 foot road, a distance of 108.60 feet;

Thence Southeasterly on a curve concave to the Northeast, having a radius of 270.00 feet, through an angle of $53^{\circ}04'47''$, an arc length of 250.13 feet, (the initial radial line bears $S.25^{\circ}24'47''W.$);

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Thence $N.62^{\circ}20'00''E.$, a distance of 149.00 feet;

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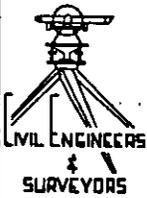
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Thence $S.27^{\circ}40'00''E.$, along the Southwesterly line of said Lot 4, a distance of 30.00 feet to the point of beginning.

The above described parcel of land contains 1.20 acres, more or less.

May 4, 1964



M & G, INC.
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MAY 4 1964

DEPT. OF PUBLIC WORKS

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