

BOOK 1355 PAGE 542

4-1-52

PIERCE PLACE

FEBRUARY - 1952

DEED.

THIS INDENTURE, made and entered into this 25th day of February, in the year nineteen hundred and fifty-two, between

LA SIERRA COLLEGE,

a corporation duly organized and existing under the laws of the State of California, party of the first part, and

RIVERSIDE COUNTY,

a political subdivision of the State of California, party of the second part,

WITNESSETH: That in pursuance of a resolution duly passed by the Board of Directors duly assembled, and for and in the actual consideration of the sum of One Dollar — to it paid by the said party of the second part, the receipt of which is hereby acknowledged, the said party of the first part does by these presents grant unto the said party of the second part, the following described property situated in the County of Riverside, State of California, and described as follows, to-wit:

A portion of Sections 10 and 15, Township 3 South, Range 6 West, S.B.B. & M., as shown on the map of Rancho LaSierra, filed in Map Book 6, at page 70 thereof, records of the Recorder of Riverside County, California, more particularly described as follows:

PARCEL 1: A portion of Lots 7 and 8 in Block 57, and a portion of Lots 7 and 8 in Block 56, as shown on Map of La Sierra Heights Tract No. 2, on file in Book 7 at page 66 of Maps, records of the Recorder of Riverside County, California, more particularly described as follows:

All that portion of said Lots 7 and 8 in Block 57, and all that portion of Lots 7 and 8 in Block 56, lying northwesterly of a line 20 feet southeasterly from and parallel with the southeasterly line of Lot 1 (Pierce Place), as shown on said map.

EXCEPTING that portion thereof contained in La Sierra Academy Tract No. 1, as shown by map on file in Map Book 15, at page 73 thereof, records of the Recorder of Riverside County, California;

ALSO EXCEPTING all that portion thereof previously granted to the County of Riverside by Deed recorded June 26, 1947 in Book 938 at page 515, and by Deed recorded July 6, 1938 in Book 383 at page 63 of Official Records of the Recorder of Riverside County, California.

PARCEL 2: All that portion of Section 15, Township 3 South, Range 6 West, S.B.B. & M., as shown on the map of Rancho La Sierra, filed in Map Book 6 at page 70 thereof, records of the Recorder of Riverside County, California, more particularly described as follows:

A strip of land 40 feet wide, measured at right angles, lying easterly of and adjoining the easterly line of that certain 40 foot right of way granted to the County of Riverside by deed recorded February 25, 1915 in Deed Book 406 at page 90, bounded on the south by the southerly line of said Lot 28, being also the southerly line of Rancho La Sierra and bounded on the north by the most southerly line and its prolongation eastward of that certain right of way granted to the County of Riverside by deed recorded July 6, 1938 in Book 383 at page 63 of Official Records of the Recorder of Riverside County, California.

PARCEL 3: All that portion of Section 15, Township 3 South, Range 6 West, S.B.E.M., as shown by map of Rancho La Sierra, filed in Map Book 6 at page 70 thereof, records of the Recorder of Riverside County, California, more particularly described by metes and bounds as follows:

Beginning at the southeast corner of that certain right of way granted to the County of Riverside by said deed recorded July 6, 1938, at page 63 of Official Records of the Recorder of Riverside County, California.

Thence northeasterly along the easterly line of said right of way on the arc of a 1,160 foot radius curve, concave to the southeast, through an angle of 23°50' for an arc distance of 482.52 feet;

Thence southwesterly on the arc of a 925.43 foot radius curve, tangent to a line bearing South 23°27' West and concave to the southeast, through an angle of 23°50' for an arc distance of 384.95 feet;

Thence South 00°23' East, a distance of 94.78 feet;

Thence South 89°37' West, a distance of 20 feet to the point of beginning

Reference is herein made to County Surveyor's Maps No. 4-X, Sheets 1 and 2.

IN WITNESS WHEREOF, the said party of the first part has by resolution of its Board of Directors caused its corporate name and seal to be hereunto affixed, and has by said resolution caused these presents to be executed by its President and Secretary.

LA SIERRA COLLEGE

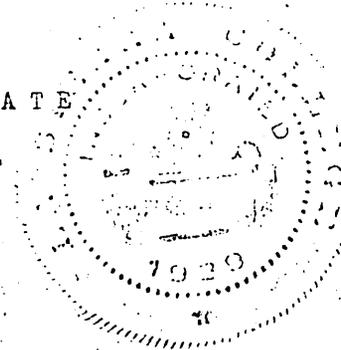
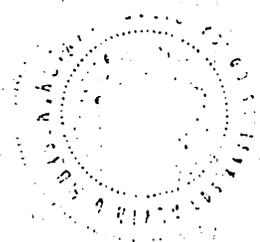
[Signature]

President

[Signature]

Secretary

CORPORATE SEAL



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State of California, } ss.
County of Riverside

On this 25th day of February in the year one thousand nine hundred and fifty two, before me, Alvin S. Munson a Notary Public, in and for said County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared [Signature], known to me to be the President and [Signature], known to me to be the Secretary

of the corporation that executed the within and foregoing instrument, and known to me to be the persons who executed the within and foregoing instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal at my office in Glendale Calif., in the said County the day and year in this Certificate first above written.

[Signature]
Notary Public in and for County of Riverside, State of California