

OLD REPUBLIC TITLE CO.
When recorded mail to:

SURVEYOR, City of Riverside
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2004-1004819
12/17/2004 08:00A Fee:45.00
Page 1 of 7 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Gary L. Orso
Assessor, County Clerk & Recorder



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Project: PU-23
APN: 154-200-004
Address: Former Twin Buttes Setting Basin
County Transfer Tax is \$9.90
City Transfer Tax is :

DX - 1341

45 T
CM

TRA-009

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantor does hereby grant to THE TYLER STREET GROUP, a California Limited Partnership, the real property as described in **EXHIBIT A** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated September 28, 20 04

CITY OF RIVERSIDE,
a municipal corporation

By
Interim City Manager

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

City Attorney

Attest
City Clerk

DX 1341

GENERAL ACKNOWLEDGEMENT

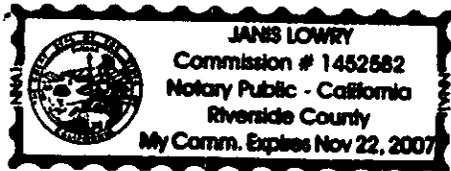
State of California } ss

County of RIVERSIDE

On September 29, 2004 before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared
Thomas P. Evans and Colleen J. Nicol
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) were subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Janis Lowry
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)

() Other

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

EXHIBIT A

Project: PU-23 Former Twin Buttes Settings Basin

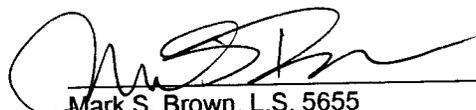
THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP OF THE RANCHO LA SIERRA, ON FILE IN BOOK 6 OF MAPS, PAGE 70 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY LINE OF LOT 8, AS SHOWN ON SAID MAP OF RANCHO LA SIERRA, SAID POINT BEING 540.4 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID LOT 8;
THENCE SOUTH 22° 30' 00" EAST, A DISTANCE OF 791.41 FEET;
THENCE SOUTH 30° 38' 30" WEST, A DISTANCE OF 1115.49 FEET TO A TWO-INCH PIPE, FOR THE TRUE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED;
THENCE SOUTH 02° 06' 30" WEST, A DISTANCE OF 113.5 FEET;
THENCE NORTH 84° 10' 00" EAST, A DISTANCE OF 165.7 FEET;
THENCE NORTH 30° 38' 00" EAST, A DISTANCE OF 52.7 FEET;
THENCE NORTH 41° 25' 00" WEST, A DISTANCE OF 197.00 FEET;
THENCE SOUTH 30° 38' 30" WEST, A DISTANCE OF 112.2 FEET TO THE POINT OF BEGINNING;
SUBJECT TO AN EASEMENT FOR RIGHT OF WAY PURPOSE OVER A STRIP OF LAND 25.00 FEET WIDE ALONG THE WESTERLY AND NORTHWESTERLY LINES FOR ROAD PURPOSES.

SUBJECT TO THE RIGHTS CONVEYED TO THE CITY OF RIVERSIDE AS PARCEL 21 OF EXHIBIT "E", BY DEED RECORDED APRIL 7, 1967 AS INSTRUMENT NO. 29733 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AS WELL AS ANY OTHER CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY WHETHER RECORDED OR UNRECORDED.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 8/25/03 Date _____ Prep. _____
Mark S. Brown, L.S. 5655
License Expires 9/30/05





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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.

Sheet 1 of 2

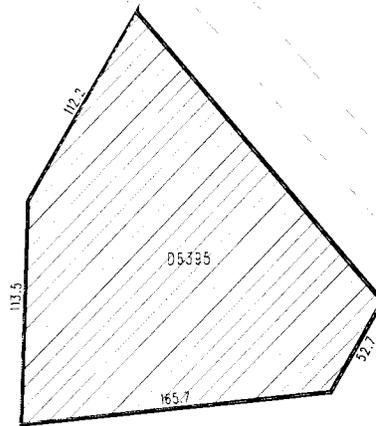


Scale: 1" = 300' Drawn by: bmark Date: 08/06/04

Subject: PU-23

DX 1341-4

PAR. 12
LL-015-989
C/A-635



CARLTON

(N.A.C. PER PAR. 16)

L=124.2
R=75

L=138.24
R=90

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

247
49-1

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.

Sheet 2 of 2



Scale: 1" = 100'

Drawn by: bmark

Date: 08/06/04

Subject: PU-23

DX 1341-5

Government Code 27361.7

I Certify Under Penalty of Perjury That The Notary Seal
On The Document To Which This Statement Is Attached
Reads As Follows:

Name of Notary: mark S. Brown

Commission No: n/a

Date Commission Expires: 9-30-05

County: Riverside

By 

Date: 12-17-04

Government Code 27361.7

I Certify Under Penalty of Perjury That The Notary Seal
On The Document To Which This Statement Is Attached
Reads As Follows:

Name of Notary: Janis Lowry

Commission No: 1452582

Date Commission Expires: Nov. 22, 2007

County: Riverside

By [Signature]

Date: 12-17-04