

**FIDELITY NATIONAL TITLE COMPANY**

When recorded mail to:

City Surveyor's Office  
 Public Works Department  
 City of Riverside  
 City Hall, 3900 Main Street  
 Riverside, California 92522

DOC # 2006-0369832  
 05/22/2006 08:00A Fee:37.00  
 Page 1 of 11  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	L		11						
					1				DA
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

FOR RECORDER'S OFFICE USE ONLY

TRA: 009-032  
 DTT: *A*  
 A.P.N. 179-310-005 & 179-340-005

**DX - 1387**

38



GRANT DEED

THIS AREA FOR  
 RECORDER'S  
 USE ONLY

This document is being re-recorded for the purpose of confirming title from the CITY OF RIVERSIDE, a municipal corporation of the State of California, as grantor, to SUNCAL EMERALD MEADOWS LLC, a Delaware limited liability company, as grantee, who continues to hold the same interest acquired on April 4, 2006, per Document No. 2006-0240822 of Official Records of Riverside County, California, wherein \$ 376.75 Documentary Transfer Tax was paid, R&T 11911.

DX1387

RECORDING REQUESTED BY  
FIDELITY NATIONAL TITLE

9842997-BB

When recorded mail to:

Surveyor's Office  
Public Works Department  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

JC # 2006-0240822  
04/04/2006 08:00A Fee:51.00  
Page 1 of 9 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		9				1		
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

FOR RECORDER'S OFFICE USE ONLY

Project: Emerald Meadows

A.P.N. 179-310-005 & 179-340-005

DX -

1387

51  
T  
MC

TRA:099-032  
PTT No + Show

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 ~~EMR RESIDENTIAL/PROPERTIES,LLC, a Nevada/limited liability/company~~\*, as grantee, 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.

\* SUNCAL EMERALD MEADOWS LLC, A DELAWARE LIMITED LIABILITY COMPANY EXCEPTING AND RESERVING THEREFROM any and all water rights in, to and/or on the property. Further, Grantee, its successors and assigns is hereby prohibited from drilling or extracting any water from the property, and prohibited from allowing any third party to drill or extract any water.

Dated January 9, 2006

CITY OF RIVERSIDE,  
a municipal corporation

By *Michael J. Beck*

Attest *Colleen J. Nicol*

Michael J. Beck  
(print name)

Colleen J. Nicol  
(print name)

Title Assistant City Manager

Title City Clerk

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY *[Signature]*  
Deputy City Attorney

**GENERAL ACKNOWLEDGEMENT**

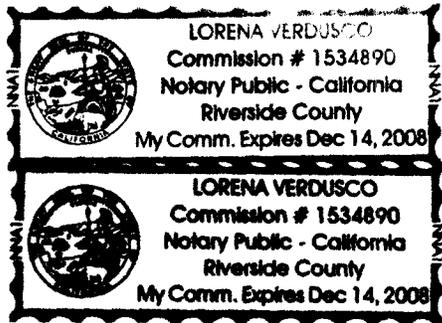
State of California

County of Riverside } ss

On January 9, 2006, before me Lorena Verduco, Notary Public  
(date) (name)

a Notary Public in and for said State, personally appeared  
Michael J. Beck 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) is/are 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.

*Lorena Verduco*  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Government Code 27361.7

I certify under the penalty of perjury that the notary seal on this document reads as follows:

Name of Notary: Lorena Verduco

Commission No.: 1534890

County where bond is Filed: Riverside

Date commission Expires: December 14, 2008

Manufacturer/Vendor No.: NNA1

Place of execution – Newport Beach, Ca

Date – August 12, 2005

BY: \_\_\_\_\_

Fidelity National Title

DX 1387

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of Riverside } ss

On May 15, 2006 before me Lorena Verduco, Notary Public

a Notary Public in and for said State, personally appeared

Michael J. Beck 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) is/are 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.

Lorena Verduco  
Signature

**APPROVED AS TO FORM**  
[Signature]  
SUPERVISING DEPUTY CITY ATTORNEY

**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"

A.P.N. 179-310-005 & 179-340-005

ALL THOSE PORTIONS OF LOTS 2 AND 3 AS SHOWN BY AMENDED MAP OF INDIAN HILL TRACT RECORDED IN BOOK 10 OF MAPS, AT PAGE 3 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT J AS SHOWN BY SAID AMENDED MAP OF INDIAN HILL TRACT, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED IN BOOK 1074 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 193 THEREOF;

THENCE NORTH 24° 27' 20" EAST ALONG THE EASTERLY LINE OF SAID LOT 2, AND THE BOUNDARY LINE OF THE PARCEL CONVEYED TO THE CITY AS AFORESAID, A DISTANCE OF 1465.34 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 81° 59' 20" EAST ALONG THE EASTERLY LINE OF SAID LOT 2, AND THE BOUNDARY LINE OF THE PARCEL CONVEYED TO THE CITY AS AFORESAID, A DISTANCE OF 903.94 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN AN ACTION TO CONDEMN FEE TITLE, COMMENCED MARCH 8, 1956, ENTITLED "RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT VS. CITY OF RIVERSIDE, ET AL." NOTICE OF THE PENDENCY OF SAID ACTION WAS RECORDED MARCH 8, 1956, IN BOOK 1877 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 1 THEREOF;

THENCE NORTH 44° 43' 12" EAST ALONG THE NORTHWESTERLY LINE OF THE PARCEL SO CONDEMNED, A DISTANCE OF 82.35 FEET TO THE MOST NORTHERLY CORNER THEREOF, SAID CORNER BEING ON THE SOUTHWESTERLY LINE OF THE CRESCENT CITY RAILWAY RIGHT OF WAY AS SHOWN ON SAID MAP;

THENCE NORTH 33° 45' 33" WEST ALONG SAID RAILWAY RIGHT OF WAY LINE AND THE NORTHEASTERLY LINE OF THE PARCEL CONVEYED TO THE CITY AS AFORESAID, A DISTANCE OF 684.31 FEET TO A POINT THEREON, SAID POINT BEING THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO FRANK AND MARY ADAMS BY DEED RECORDED IN BOOK 1224 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 397 THEREOF;

THENCE SOUTH 46° 39' WEST ALONG THE WESTERLY LINE OF THE PARCEL CONVEYED TO THE CITY AS AFORESAID, A DISTANCE OF 1066.51 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE, SAID POINT ALSO BEING AN ANGLE POINT ON THE BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO CHARLES AND VIOLET DOEPPPEL BY DEED RECORDED IN BOOK 1378 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 517

DX1387

THEREOF;

THENCE SOUTH 81° 42' 10" WEST ALONG THE WESTERLY LINE OF THE PARCEL CONVEYED TO THE CITY AS AFORESAID, A DISTANCE OF 228.62 FEET TO A POINT THEREON;

THENCE SOUTH 31° 31' 47" WEST, A DISTANCE OF 154.00 FEET;

THENCE SOUTH 35 ° 38' 11" WEST, A DISTANCE OF 3816.57 FEET;

THENCE NORTH 54° 21' 49" WEST, A DISTANCE OF 153.01 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THAT CERTAIN LEVEE RIGHT OF WAY CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED IN BOOK 390 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 475 THEREOF;

THENCE NORTH 15° 51' 10" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 507.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 24,140.37 FEET (RECORDED AS 20,070.00 FEET);

THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02° 47' 52" (RECORDED AS 03° 22' 00"), AN ARC DISTANCE OF 1178.78 FEET TO THE END THEREOF, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 75° 56' 42" WEST;

THENCE NORTH 19° 59' 30" EAST, A DISTANCE OF 677.77 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED IN BOOK 1074 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 193 THEREOF, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THEODORA DE ALCAZAR BY DEED RECORDED IN BOOK 722 OF DEEDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 178 THEREOF;

THENCE SOUTH 32° 02' 45" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 620.32 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THAT CERTAIN LEVEE RIGHT OF WAY CONVEYED TO THE COUNTY OF RIVERSIDE AS AFORESAID;

THENCE 13° 03' 18" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 86.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 24,020.37 FEET (RECORDED AS 19,950.00 FEET);

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02° 47' 52" (RECORDED AS 03° 22' 00"), AN ARC DISTANCE OF 1172.92 FEET TO THE END THEREOF;

THENCE SOUTH 15° 51' 10" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2144.88 FEET TO A POINT THEREON, SAID POINT BEING THE

MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED IN BOOK 409 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 194 THEREOF;

THE LAST FOUR COURSES AND DISTANCES FOLLOW THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED IN BOOK 1074 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 193 THEREOF;

THENCE SOUTH  $06^{\circ} 07' 25''$  WEST ALONG THE EASTERLY LINE OF SAID LAST MENTIONED PARCEL CONVEYED TO THE COUNTY OF RIVERSIDE, A DISTANCE OF 605.42 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED AS PARCEL NO. 2 TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 55 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 74 THEREOF, DISTANT THEREON NORTH  $57^{\circ} 36' 50''$  WEST, A DISTANCE OF 342.32 FEET FROM THE BEGINNING OF A CURVE IN SAID NORTHEASTERLY LINE CONCAVE TO THE NORTH, HAVING A RADIUS OF 450.00 FEET;

THENCE SOUTH  $57^{\circ} 36' 50''$  EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 342.32 FEET TO THE BEGINNING OF SAID CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 450.00 FEET;

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE AND ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $34^{\circ} 49' 14''$ , AN ARC DISTANCE OF 273.48 FEET TO A POINT THEREON, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH  $02^{\circ} 26' 04''$  WEST;

THENCE NORTH  $35^{\circ} 38' 11''$  EAST, A DISTANCE OF 165.25 FEET;

THENCE SOUTH  $54^{\circ} 21' 49''$  EAST, A DISTANCE OF 100.00 FEET;

THENCE NORTH  $35^{\circ} 38' 11''$  EAST, A DISTANCE OF 2299.10 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO A. D. AND RUBY CLARK BY DEED RECORDED IN BOOK 1308 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 497 THEREOF, DISTANT THEREON SOUTH  $05^{\circ} 54' 30''$  WEST, A DISTANCE OF 622.39 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID POINT BEING ON THE EASTERLY LINE OF SAID PARCEL CONVEYED TO SAID CITY BY SAID DEED RECORDED IN BOOK 1074 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 193 THEREOF;

THENCE NORTH  $05^{\circ} 54' 30''$  EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 622.39 FEET TO SAID ANGLE POINT, SAID ANGLE POINT BEING ON THE NORTHWESTERLY LINE OF SAID LOT 3 OF AMENDED MAP OF INDIAN HILL TRACT;

THENCE NORTH 24° 27' 20" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 3, AND THE EASTERLY LINE OF SAID LAST MENTIONED PARCEL CONVEYED TO THE CITY OF RIVERSIDE, A DISTANCE OF 1786.51 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE DESCRIBED PROPERTY IS, ALSO SHOWN ON RECORD OF SURVEY MAP RECORDED IN RECORD OF SURVEY BOOK 26, PAGES 88 THROUGH 92 INCLUSIVE.

RESERVING THEREFROM ALL WATER RIGHTS CONTAINED IN THE ABOVE DESCRIBED PROPERTY.

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

 12/20/05 Date ler Prep.  
Mark S. Brown, L.S. 5655  
License Expires 9/30/07





