

Recording Fee: \$100.00
City of Riverside

DOC # 2007-0030313
01/12/2007 08:00A Fee: 39.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

When recorded mail to:

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



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013

Project: POR. Polk Street Wellsite

A.P.N. 143-300-007

TKH: 009-176

DTT \$0

No Consideration

DX - 1424

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013

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 **RYLAND HOMES OF CALIFORNIA, INCORPORATED**, a Delaware corporation, 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, subject to the restriction that the real property described in said Exhibit "A" shall only be used for landscaping purposes and no structures other than fences, shall be constructed or maintained on the property. Further subject to the Reservation for Right-of-Way as set forth more fully in Parcel 2 of Exhibit "A".

Dated September 18, 2006

By
Assistant City Manager

Michael J. Beck
(print name)

Title Assistant City Manager

CITY OF RIVERSIDE,
a municipal corporation

Attest
City Clerk

Colleen J. Nicol
(print name)

Title City Clerk

APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On September 18, 2006, before me Lorena Verdusco, 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 Verdusco
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"

PARCEL 1

A.P.N. 143-300-007

Polk St. Wellsite - QUITCLAIM INTEREST

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 6 in Block 54 of La Sierra Gardens, as shown by map on file in Book 11, Pages 42 through 50 of Maps, records of Riverside County, described as follows:

COMMENCING at a point on the centerline of Polk Street, distant North $34^{\circ}18'15''$ West, 660.80 feet from the centerline of Magnolia Avenue, as said intersection is shown on said map of La Sierra Gardens;

THENCE South $55^{\circ}41'45''$ West, at right angle to said centerline of Polk Street, 40.00 feet to a line that is parallel with and distant 40.00 feet southwesterly, as measured at right angles, from said centerline of Polk Street and the POINT OF BEGINNING of the parcel of land being described;

THENCE continuing South $55^{\circ}41'45''$ West, a distance of 31.00 feet;

THENCE South $34^{\circ}18'15''$ East, parallel to said centerline of Polk Street, a distance of 37.00 feet;

THENCE North $55^{\circ}41'45''$ East, at right angle to said centerline of Polk Street, a distance of 31.00 feet to said line that is parallel with and distant 40.00 feet southwesterly from the centerline of Polk Street;

THENCE North $34^{\circ}48'15''$ West, along said parallel line, a distance of 37.00 feet to the POINT OF BEGINNING.

PARCEL 2

A.P.N. FOR. 143-300-007

Polk St. Wellsite - QUITCLAIM INTEREST - Public Street Reservation

RESERVING THEREFROM a permanent easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, in, under, upon, over and along the real property described as follows:

That portion of Lot 6 in Block 54 of La Sierra Gardens, as shown by map on file in Book 11, Pages 42 through 50 of Maps, records of Riverside County, described as follows:

COMMENCING at a point on the centerline of Polk Street, distant North $34^{\circ}18'15''$ West, 660.80 feet from the centerline of Magnolia Avenue, as said intersection is shown on said map

of La Sierra Gardens;

THENCE South $55^{\circ}41'45''$ West, at right angle to said Polk Street, 40.00 feet to the southwesterly line of said Polk Street and the POINT OF BEGINNING of the parcel of land being described;

THENCE continuing South $55^{\circ}41'45''$ West, a distance of 4.00 feet to a line that is parallel with and distant 44.00 feet southwesterly, as measured at right angles, from said centerline of Polk Street;

THENCE South $34^{\circ}18'15''$ East, along said parallel line, a distance of 37.00 feet;

THENCE North $55^{\circ}41'45''$ East, at right angle to said centerline of Polk Street, a distance of 4.00 feet to said southwesterly line of Polk Street;

THENCE North $34^{\circ}48'15''$ West, along said southwesterly line, a distance of 37.00 feet to the POINT OF BEGINNING.

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



8/3/04

Prep. MB

Mark S. Brown, L.S. 5655
License Expires 9/30/07

Date



