

DOC # 2011-0327416

07/27/2011 08:00 AM Fees: \$0.00

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

STEWART TITLE-Riverside

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

**This document was electronically submitted
to the County of Riverside for recording**
Received by: VGUTIERREZ

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

304110

Transfer Tax 0.00 / Government Conveyance

Project: Mission Ranch Park
APN: Por. 266-100-001, -002, &-015
Address: Lurin Avenue and Obsidian Road
TRA 009187

D - 16686

GRANT DEED

DAUCHY PARTNERS, L.P., a California limited partnership as Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns, 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 6/30/11

DAUCHY PARTNERS, L.P., a California limited partnership

BY: Entrepreneurial - Sheffield Partners, LLC, a Delaware limited liability company,
Its: General Partner

BY: Entrepreneurial Properties Corporation, a Nevada corporation,
Its: Member

By: *Randall C. Luce*
Randall C. Luce, President

BY: Sheffield Homes LLC, a California limited liability company,
Its: Member

By: ~~*[Signature]*~~
Edwin M. Hupp, Jr., as Trustee of the Hupp Trust u/d/t dated June 18, 1998
Its: Member

By: ~~*[Signature]*~~
Edwin M. Hupp, Jr.
President of Sheffield Communities, Inc., a Delaware Corporation
Its: Member

State of California

County of Orange } ss

On June 30, 2011 before me, ANGELITA O. MASON, Notary Public

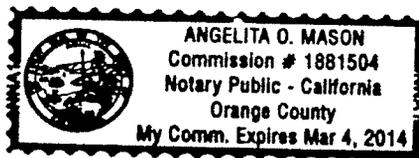
personally appeared RANDALL O. LUCE
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Angelita O. Mason

Notary Signature



State of California

County of Orange } ss

On June 30, 2011, before me, ANGELITA O. MASON, Notary Public

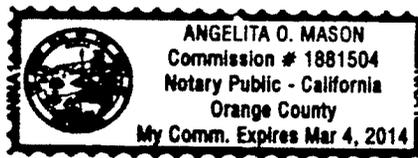
personally appeared EDWIN M. HUPP, JR
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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Angelita O. Mason

Notary Signature

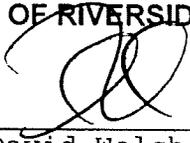


**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 7/21/11

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

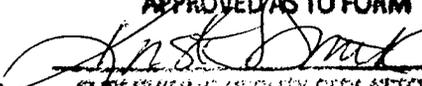
APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT A

POR. APN's 266-100-001, -002, & -015
FEE INTEREST

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING THAT PORTION OF PARCEL 4 AS SHOWN ON PARCEL MAP 15033 ON FILE IN PARCEL MAP BOOK 87, PAGE 8 THEREOF, RECORDS OF SAID COUNTY AND THAT PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF LURIN AVENUE AND TAFT STREET AS SHOWN ON TRACT 31360 ON FILE IN MAP BOOK 392, PAGES 43 THROUGH 47 THEREOF, RECORDS OF SAID COUNTY;

THENCE SOUTH 89°48'48" EAST ALONG SAID CENTERLINE A DISTANCE OF 472.37 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°09'45" WEST A DISTANCE OF 662.95 FEET TO THE SOUTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER, OF THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 30, SAID SOUTH LINE ALSO BEING THE WESTERLY PROLONGATION OF THE CENTERLINE OF MCDOWELL ROAD AS SHOWN ON SAID PARCEL MAP 15033;

THENCE SOUTH 89°50'06" EAST ALONG SAID SOUTH LINE AND SAID CENTERLINE AND ITS WESTERLY PROLONGATION A DISTANCE OF 847.74 FEET TO THE CENTERLINE INTERSECTION OF MCDOWELL ROAD AND OBSIDIAN DRIVE AS SHOWN ON SAID PARCEL MAP 15033;

THENCE NORTH 00°25'49" EAST ALONG SAID CENTERLINE OF OBSIDIAN DRIVE A DISTANCE OF 662.64 FEET TO THE CENTERLINE INTERSECTION OF OBSIDIAN DRIVE AND LURIN AVENUE AS SHOWN ON SAID PARCEL MAP 15033 AND SAID TRACT 31360;

THENCE NORTH 89°48'48" WEST ALONG SAID CENTERLINE OF LURIN AVENUE A DISTANCE OF 850.81 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM LOTS G, H, AND I AS SHOWN ON SAID PARCEL MAP 15033.

SUBJECT TO AN OFFER OF DEDICATION FOR PUBLIC STREET AND HIGHWAY PURPOSES AS DESCRIBED IN A DOCUMENT RECORDED CONCURRENTLY HEREWITH.

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

 6/30/2011 Prep. _____
Mark S. Brown, City Surveyor Date
L.S. 5655 License Expires 9/30/11



