

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall - 3711 Orange St.  
Riverside, Calif. 92501  
C-18-690

104912

DOCUMENTARY TRANSFER TAX  
\$  None

Signature  
CITY OF RIVERSIDE

CITY DEED NO. \_\_\_\_\_

GRANT DEED

WM. LYON DEVELOPEMENT CO., INC. a Delaware Corporation

\_\_\_\_\_, Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do es  
hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation, the real property  
in the City of Riverside, County of Riverside, State of California, described as

follows: All those portions of the Riverside Industrial Development Project-McNew  
Tract, as shown by map on file in Book 12 of Maps, at page 18 thereof, Records of  
Riverside County, California, more particularly described as follows:

ARLINGTON AVENUE - Commencing at the southeast corner of Lot 229 of said McNew Tract;

Thence South 89° 30' 00" West along the south line of said McNew Tract, a distance  
of 346.00 feet to a point thereon for the TRUE POINT OF BEGINNING;

Thence North 00° 28' 04" East and parallel with the east line of said McNew  
Tract, a distance of 17.00 feet to a point in a line parallel with and distant northerly  
17.00 feet, measured at right angles, from the south line of said McNew Tract;

Thence North 89° 30' 00" East along said parallel line, a distance of 291.46  
feet to the beginning of a tangent curve, concave to the northwest, having a radius  
of 28.00 feet;

Thence northeasterly along said curve, to the left, through a central angle of  
44° 37' 07", an arc distance of 21.81 feet to a point in the westerly boundary line of  
that certain parcel of land conveyed to the City of Riverside by deed recorded in  
Book 1507, at page 151 of Official Records of Riverside County, California, from which  
the center of said curve bears North 45° 07' 07" West;

Thence South 00° 28' 04" West, a distance of 2.40 feet to the beginning of a  
tangent curve, concave to the northwest, having a radius of 20.00 feet;

Thence southwesterly along said curve, to the right, through a central angle of  
89° 01' 56", an arc distance of 31.08 feet to the end thereof, from which the center  
of said curve bears North 00° 30' 00" West;

Thence South 00° 30' 00" East, a distance of 3.00 feet to a point in the south  
line of said McNew Tract;

The last three courses and distances follow the westerly boundary line of the  
parcel conveyed to the City of Riverside as aforesaid;

Thence South 89° 30' 00" West along the south line of said McNew Tract, a  
distance of 291.38 feet to the true point of beginning.

DIVISION STREET and DAKOTA AVENUE - Commencing at the southeast corner of Lot 229  
of said McNew Tract;

Thence South 89° 30' 00" West along the south line of said McNew Tract, a  
distance of 346.00 feet to a point therein;

Thence North 00° 28' 04" East and parallel with the east line of said McNew  
Tract, a distance of 732.00 feet to an angle point in the boundary line of that  
certain parcel of land conveyed to Jerome H. Thompson by deed recorded July 17, 1963  
as Instrument No. 74558 of Official Records in the office of the County Recorder  
of Riverside County, California;

DESCRIPTION APPROVAL

By George H. Webb 8/10/72 by Webb  
Surveyor

RECEIVED FOR RECORD

AUG 7 1972

35 Min. Past 10 o'clock A-M.  
CITY CLERK  
At Request of

Book 1972, Page 104912

Recorded in Official Records  
of Riverside County, California

W.H. DeLoach Recorder  
FEB 8 1972

INDEXED

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM  
[Signature]  
ASST. CITY ATTORNEY

7691

104912

Thence South 89° 30' 03" West along the boundary line of the parcel conveyed to Thompson as aforesaid, a distance of 105.00 feet to an angle point therein for the TRUE POINT OF BEGINNING;

Thence North 00° 28' 04" East along the westerly boundary line of the parcel conveyed to Thompson as aforesaid, a distance of 373.00 feet to the northwest corner thereof;

Thence North 89° 30' 00" East along the northerly boundary line of the parcel conveyed to Thompson as aforesaid, a distance of 451.00 feet to the northeast corner thereof, said point being the east line of said McNew Tract;

Thence South 00° 28' 04" West along said east line, a distance of 26.54 feet to the beginning of a non-tangent curve, concave to the northwest, having a radius of 51.00 feet, from which the center of said curve bears North 59° 08' 41" West;

Thence southwesterly along said curve, to the right, through a central angle of 73° 35' 17", an arc distance of 65.50 feet to the end thereof;

Thence North 75° 33' 24" West, a distance of 50.00 feet to the beginning of a tangent curve, concave to the south, having a radius of 100.00 feet;

Thence westerly along said curve, to the left, through a central angle of 14° 56' 36", an arc distance of 26.08 feet to the end thereof, said point being in a line parallel with and distant southerly 33.00 feet, measured at right angles, from the northerly boundary line of the parcel conveyed to Thompson as aforesaid;

Thence South 89° 30' 00" West along said parallel line, a distance of 242.50 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 12.00 feet;

Thence southwesterly along said curve, to the left, through a central angle of 89° 01' 56", an arc distance of 18.65 feet to the end thereof, said point being in a line parallel with and distant easterly 66.00 feet, measured at right angles, from the westerly boundary line of the parcel conveyed to Thompson as aforesaid;

Thence South 00° 28' 04" West along said parallel line, a distance of 328.20 feet to a point in the boundary line of the parcel conveyed to Thompson as aforesaid;

Thence South 89° 30' 00" West along said boundary line, a distance of 66.01 feet to the true point of beginning.

WM. LYON DEVELOPMENT CO., INC.

Dated June 16, 1970

By J. A. Bergum  
J. A. Bergum, Vice President

By Willa Dean Russell  
Willa Dean Russell, Secretary

**CONSENT TO RECORDATION**

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated June 16, 1970 from Wm. Lyon Development Co., Inc.

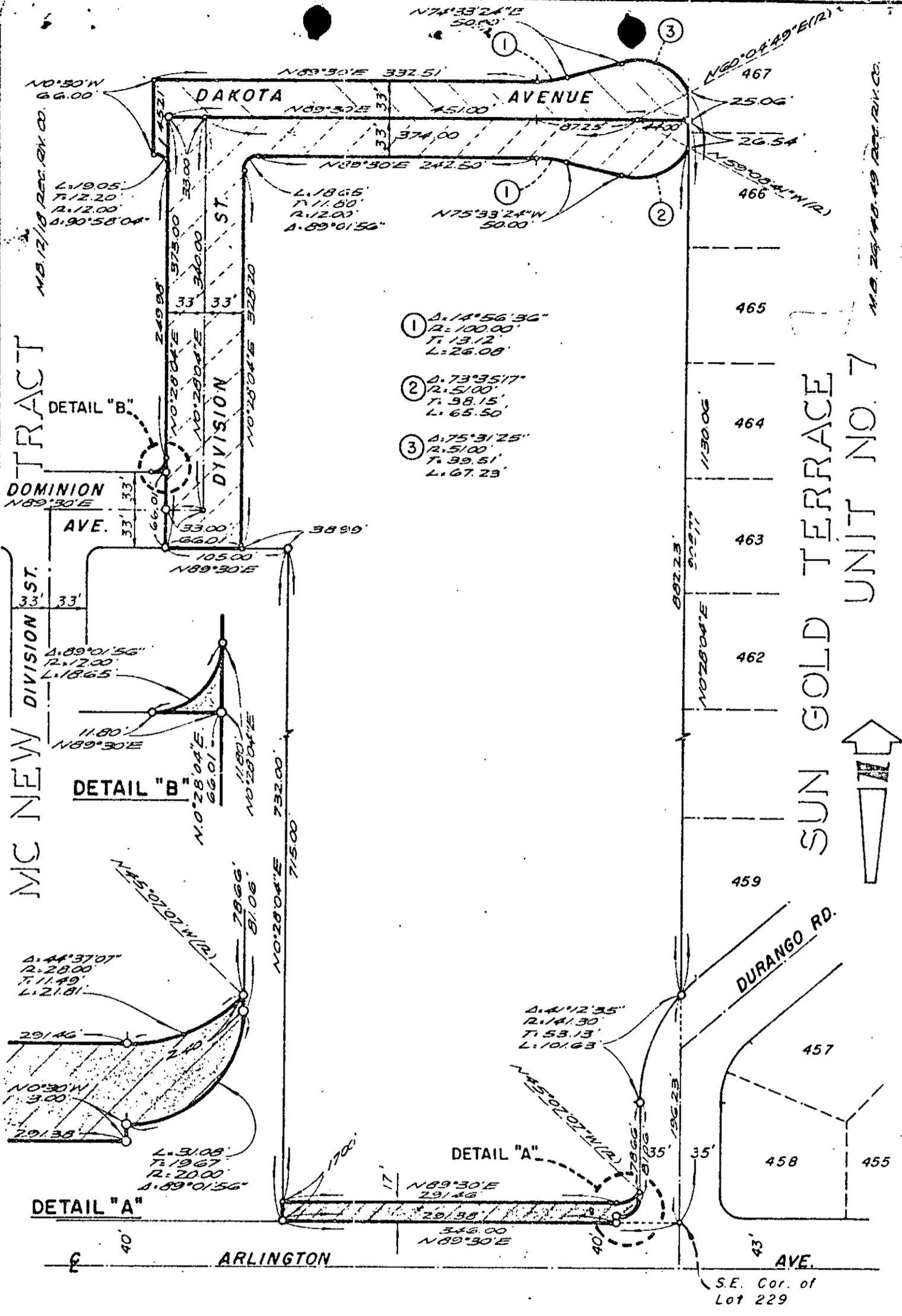
a Delaware Corporation

for All those portions of Riverside Industrial Development Project-McNew Tract, Bk. 12, P. 18, Riv

to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated August 7, 1972

[Signature]  
Property Services Manager



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED  
 IN THE ATTACHED DOCUMENT

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.

WO.  
69-247

FILE  
2307.0

SHEET

OF 1 SHEETS

SCALE: 1" = 100'

DRAWN 2-17-70 BY R.m.

SUBJECT C-18-690