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CHICAGO TITLE COMPANY
When recorded mail to:

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

DOC # 2002-626684
11/01/2002 08:00A Fee:22.00
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Recorded in Official Records
County of Riverside
Gary L. Orso
Assessor, County Clerk & Recorder



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Project: Tennis Center

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APN 222-250-006

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 INTERGRATED ATHLETICS, INC, a California 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.

Dated October 23, 20 02

CITY OF RIVERSIDE,
a municipal corporation

By Ronald O. Liversidge
Mayor

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE
BY Susan Wilson
Deputy City Attorney

Attest Ally Palma, Esq
City Clerk

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On _____, before me Sherry R. Morton
(date) (name)

a Notary Public in and for said State, personally appeared
Ronald O. Loveridge & Kelly Palmer
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.

Sherry R. Morton
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:



2002-626684
11/01/2002 09:00A
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EXHIBIT A

Project: Swim and Tennis Club

In the City of Riverside, County of Riverside, State of California being a portion of the south half of Section 36, Township 2 South, Range 5 West San Bernardino Base and Meridian described as follows:

Parcel 1 of a Record of Survey on file in Record of Survey Book 34 at Page 74 thereof, records of Riverside County California;

Said Parcel 1 being subject to easements reserved within vacated Benedict Avenue as described in said Resolution 9111 of the City Council of the City of Riverside and recorded May 1, 1961 in Book 2897 page 523, Instrument Number 36955 Official Records of Riverside County California;

Reserving from said Parcel 1 a 5 foot Pubic Utility Easement along the it's north line;

Also reserving therefrom an easement for telecommunication facilities described as follows:

Beginning at a point on the south line of said Parcel 1 said point being the point of compound curve (P.C.C.) joining a curve having a radius of 650.00 feet with a curve having a radius of 1010.00 feet as shown on said Record of Survey;

Thence North 22°01'11" East along a line radial to said curves a distance of 30.00 feet to a point on a curve having a radius of 680.00 feet and being parallel and concentric with said curve having a radius of 650.00 feet;

Thence westerly along said concentric curve a distance of 60.00 feet through a central angle of 5°03'20";

Thence, on a radial line to said curve South 16°57'51" West, 30.00 feet to the south line of said Parcel 1;

Thence easterly along said south line of Parcel 1 and said curve having a radius of 650.00 feet a distance of 57.35 feet through a central angle of 5°03'20" to the point of beginning.

The above-described easement being subject to license agreements between the City of Riverside and others and which said license may be assigned to others at the discretion the City of Riverside.



Also reserving therefrom an easement for ingress and egress to the above described telecommunication facility easement, over, under, and across that portion of said vacated Benedict Avenue;

Also reserving from said Parcel 1 an easement for electrical energy distribution facilities, in, over, under, and upon 3 strips of land, each 20.00 feet in width, their centerlines being described as follows:

Strip A

Commencing from the southwest corner of Parcel 1 of said Record of Survey;

Thence North 23°41'30" East along the westerly line of said Parcel 1 a distance of 26.79 feet to the Point of Beginning;

Thence South 81°08'08" East a distance of 58.95 feet to a point hereinafter referred to as Point "A";

Thence continuing South 81°41'30" East, a distance of 302.39 feet;

Thence North 87°14'29" East, a distance of 207.46 feet to a point hereinafter referred to as Point "B";

Thence continuing North 87°14'29" East, a distance of 49.10 feet to the westerly right of way line of Glenhaven Avenue as shown on said Record of Survey and the end of the line description for Strip A.

Strip B

Commencing at Point "A" herein above described;

Thence North 42°13'49" East, a distance of 30.00 feet to the Point of Beginning;

Thence South 42°13'49" West, a distance of 72.38 feet to the northwesterly right of way of Alessandro Boulevard as shown on said Record of Survey and the end of the line description for Strip B

Strip C

Commencing at Point "B" herein above described;


Thence South 29°00'40" West, a distance of 127.57 feet and the end of the line description for Strip C.


Excepting from the above described Strips A, B, and C those portion lying within vacated Benidict Avenue described above.

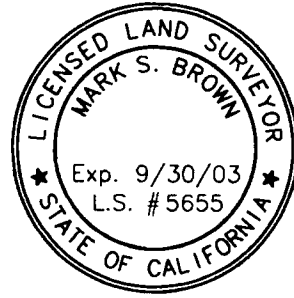


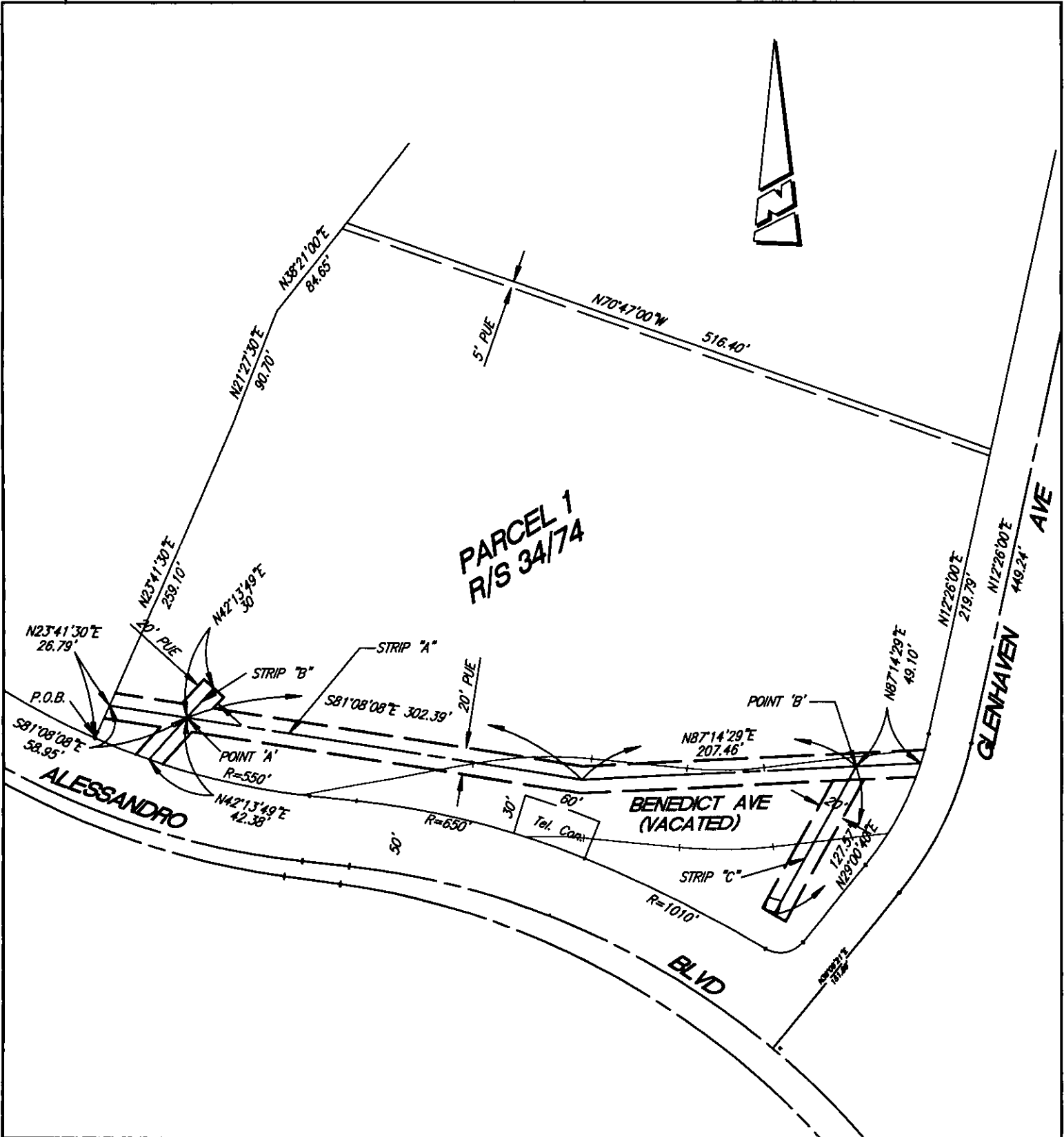
The sidelines of said Strips A, B, and C to be shortened or lengthened so as to terminate at their respective intersections with each other, abutting parcel lines, abutting easement lines, and abutting right of way lines.

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


Mark S. Brown, L.S. 5655
License Expires 9/30/03


Date 4/1/03 Prep. MSB





• 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 1

55-4

SCALE: 1"=100'

DRAWN BY: Curt DATE: 3/03/02

SUBJECT: SWIM AND TENNIS CENTER

DX1263