

When recorded mail to:

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

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FOR RECORDER'S OFFICE USE ONLY

Project: PU-41 & PU-41
APN: 239-250-002 & 006
Address: Old Van Buren Reservoir

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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 MARKET CAPITAL MORTGAGE, 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 January 31, 20 05

CITY OF RIVERSIDE,
a municipal corporation

By [Signature]
City Manager

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
City Attorney

Attest [Signature]
City Clerk

2807014773

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside

} ss

On 01-31-05, before me Lorena Verdusco
(date) (name)

a Notary Public in and for said State, personally appeared

Thomas P. Evans 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

Project: PU-41 & 42-Proposed Central Reservoir

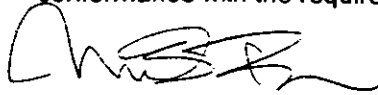
THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK "C" ARLINGTON HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, AT PAGES 20 AND 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20;
THENCE NORTH 24° 35' 18" WEST, A DISTANCE OF 486.58 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 08° 30' 00" WEST, A DISTANCE OF 352.02 FEET;
THENCE NORTH 89° 33' 05" WEST, A DISTANCE OF 483.81 FEET;
THENCE SOUTH 06° 00' 55" EAST, A DISTANCE OF 315.52 FEET TO A POINT IN A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 233.00 FEET, THE RADIAL LINE AT SAID POINT BEARS NORTH 06° 00' 55" WEST;
THENCE SOUTHEASTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29° 30' 55", AN ARC DISTANCE OF 120.03 FEET TO THE END THEREOF;
THENCE SOUTH 66° 30' 00" EAST, A DISTANCE OF 90.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 192.00 FEET;
THENCE EASTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 32° 00' 00", AN ARC DISTANCE OF 107.23 FEET TO THE END THEREOF;
THENCE NORTH 81° 30' 00" EAST, A DISTANCE OF 200.17 FEET TO THE TRUE POINT OF BEGINNING.

Excepting therefrom that portion thereof conveyed to the city of Riverside by deed recorded August 21, 1920, in Book 533 of Deeds, at page 515 et seq. thereof, Records of Riverside County, California.

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 9/30/05

8/5/04

Date

Prep.

