

STEWART TITLE OF CALIFORNIA INC.  
MAJOR ACCOUNTS DIVISION

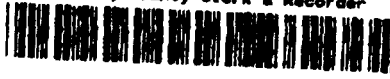
DOC # 2006-0143054

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Page 1 of 21

Recorded in Official Records  
County of Riverside

Larry M. Ward  
Recorder, County Clerk & Recorder



Recording requested by, and when recorded, mail this Grant Deed and all tax statements to:

Alvord Unified School District  
Attention: Superintendent  
10365 Keller Avenue  
Riverside, CA 92505

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(Exempt from Recording Fee Pursuant to Gov. Code § 6103.)

**CERTIFICATION OF ACCEPTANCE:** This is to certify that the interests in real property conveyed by this deed are hereby accepted by the undersigned on behalf of the Board of Education of the Alvord Unified School District pursuant to authority conferred by Resolution No. 26 adopted by said Board on February 3, 2005, and by Resolution No. 17 adopted by said Board on December 15, 2005, and Grantee consents to recording hereof by the undersigned, duly authorized officer.

*Wendal W. Tucker*  
Dr. Wendal Tucker, Assistant Superintendent  
of Operations, Alvord Unified School District

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AG

**GRANT DEED & QUITCLAIM OF EASEMENT**

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City of Riverside ("Grantor"), a California municipal corporation, hereby grants to the Alvord Unified School District ("Grantee"), a public school district organized and existing pursuant to California law, all of Grantor's right, title and interest in all of that certain real property located in the County of Riverside, State of California, and more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by this reference ("Property"), together with any and all improvements, fixtures, including appurtenances, connections and structures remaining in, on and under the Property as of the date of this Grant Deed. In addition, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor further does hereby remise, release, relinquish and quitclaim to Grantee all of Grantor's right, title and interest, including, without limitation, all rights of entry, in and to the easement and right-of-way more particularly described and depicted in Exhibit "B" attached hereto and incorporated herein by this reference.

Reserving to Grantor from the foregoing grant, a non-exclusive easement over and across the portion of the Property generally depicted in Exhibit "C" attached hereto and incorporated herein by this reference, solely for purposes of a recreational trail to be used by the public subject to Grantor's ordinances, rules and regulations ("Recreational Trail Easement"). Grantor acknowledges that the precise location and legal description of the Recreational Trail Easement

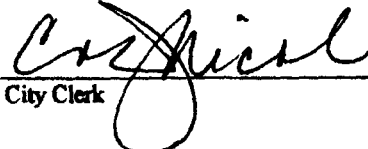
DX1402

cannot be determined at this time, but will be recorded upon determination thereof by Grantor and Grantee prior to or concurrent with completion by Grantee of high school facilities on the Property. Grantor may improve the Recreational Trail Easement as Grantor deems necessary or appropriate, provided that no such improvements shall interfere with or adversely affect Grantee's operation and use of the Property, impair the safety of any persons using or present at the facilities on the Property, or increase the costs to the Grantee of using or operating the facilities on the Property.

In witness whereof, this Grant Deed is executed by Grantor's duly-authorized representative as of this 15 day of February, 2006.

**Grantor: City of Riverside**

By:   
City Manager

Attest:   
City Clerk

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY   
Deputy City Attorney

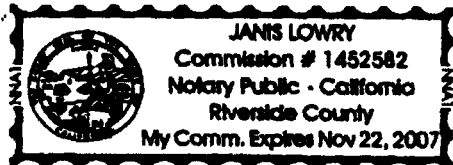
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

STATE OF CALIFORNIA

COUNTY OF Riverside

On February 14, 2006 before me, Janis Lowry, personally appeared  
Michael J. Beck and Colleen J. Nicol

personally known to me - OR -  ~~proved to me on the basis of satisfactory evidence to be~~  
the person(s) whose names(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.

Janis Lowry  
(SIGNATURE OF NOTARY)

DX1402

**EXHIBIT A**

Project: Alvord Unified School District

**PARCEL A**

THAT PORTION OF THAT CERTAIN PARCEL OF LAND CONDEMNED TO THE CITY OF RIVERSIDE, PER FINAL ORDER OF CONDEMNATION, RECORDED MAY 23, 1961, IN BOOK 2911, PAGE 299 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 6 AND A PORTION OF LOTS 2, 3 AND 7 IN BLOCK 45 AND A PORTION OF LOTS 13 AND 14 IN BLOCK 46 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP FILED IN MAP BOOK 1, PAGE 72, (KNOWN IN THE CITY OF RIVERSIDE AS MAP FILED IN MAP BOOK 1, PAGE 70), IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE COMMON CORNER OF SAID LOTS 2 AND 3, SAID POINT LYING ON THE SOUTHERLY LINE OF INDIANA AVENUE, NOW KNOWN AS SAYWARD CIRCLE, AS SHOWN ON SAID MAP OF THE LANDS OF THE RIVERSIDE IRRIGATION COMPANY;

THENCE SOUTH 56°17' WEST ALONG SAID SOUTHERLY LINE AND THE EXTENSION THEREOF, 264.90 FEET TO A POINT ON THE WESTERLY LINE OF THE RIVERSIDE WATER COMPANY CANAL, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 07°22' EAST, A DISTANCE OF 76.65 FEET;

THENCE SOUTH 39°02' EAST, A DISTANCE OF 75 FEET;

THENCE SOUTH 69°00' EAST, A DISTANCE OF 65 FEET;

THENCE SOUTH 81°20' EAST, A DISTANCE OF 344 FEET;

THENCE SOUTH 74°05' EAST, A DISTANCE OF 151.2 FEET;

THENCE SOUTH 54°02' EAST, A DISTANCE OF 141 FEET TO THE SOUTHERLY LINE OF SAID LOT 2;

THE LAST SIX (6) COURSES BEING ALONG THE SOUTHWESTERLY AND WESTERLY LINES OF SAID RIVERSIDE WATER COMPANY CANAL;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF THE RIVERSIDE WATER COMPANY CANAL, THROUGH LOT 7 TO THE SOUTHERLY LINE OF SAID LOT 7 AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 4, PAGE 19, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY;

THENCE IN A GENERAL WESTERLY DIRECTION ALONG SAID SOUTHERLY LINE OF LOT 7, TO THE MOST EASTERLY CORNER OF SAID LOT 6;

THENCE NORTH 75°21' WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 6, A DISTANCE OF 21 FEET TO CORNER NUMBER 37 OF THE C. C. MILLER SURVEY OF 3,721.12 ACRES OF A PORTION OF SAID RANCHO DEEDED TO THE RIVERSIDE LAND AND IRRIGATING COMPANY;

THENCE NORTH 63°36' WEST, ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 6, 3, 13 AND 14, A DISTANCE OF 1509.98 FEET TO THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS HAVING A BEARING NORTH 35°06'00" EAST AND A DISTANCE OF 1037.61 FEET ON QUITCLAIM TO LAKERIDGE ASSOCIATES, RECORDED FEBRUARY 17, 1982, AS INSTRUMENT NO. 27771, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE CONTINUING NORTH 63°36' WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 13, A DISTANCE OF 141.59 FEET;

THENCE SOUTH 69°10' WEST, A DISTANCE OF 172.76 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID RIVERSIDE WATER COMPANY CANAL;

THENCE NORTH 44°42' EAST, A DISTANCE OF 82.29 FEET;

THENCE NORTH 71°40' EAST, A DISTANCE OF 75 FEET;

THENCE SOUTH 68°35' EAST, A DISTANCE OF 104 FEET;

THENCE SOUTH 88°47' EAST, A DISTANCE OF 80 FEET;

THENCE NORTH 64°53' EAST, A DISTANCE OF 60 FEET;

THENCE NORTH 42°09' EAST, A DISTANCE OF 65 FEET;

THENCE NORTH 26°04' EAST, A DISTANCE OF 240 FEET;

THENCE NORTH 32°43' EAST, A DISTANCE OF 75 FEET;

THENCE NORTH 51°14' EAST, A DISTANCE OF 100 FEET;

THENCE NORTH 73°27' EAST, A DISTANCE OF 75 FEET;

THENCE SOUTH 43°17' EAST, A DISTANCE OF 80 FEET;

THENCE SOUTH 16°25' EAST, A DISTANCE OF 90 FEET;

THENCE SOUTH 02°58' EAST, A DISTANCE OF 240 FEET TO THE **TRUE POINT OF BEGINNING**;

THE LAST 13 COURSES BEING ALONG THE SOUTHEASTERLY, SOUTHWESTERLY AND WESTERLY LINES OF SAID RIVERSIDE WATER COMPANY CANAL.

**EXCEPTING THEREFROM** THAT PORTION, DESCRIBED AS PARCEL 1 IN SAID QUITCLAIM TO LAKERIDGE ASSOCIATES;

### **PARCEL B**

THAT PORTION OF THE RIVERSIDE WATER COMPANY CANAL IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY RECORD OF SURVEY FILED IN BOOK 4, PAGE 19, RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING CONTIGUOUS WITH THE CENTERLINE OF SAID CANAL AND PARCEL A DESCRIBED HEREIN;

**EXCEPTING THEREFROM** THAT PORTION OF SAID CANAL LYING SOUTHEASTERLY OF THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAYWARD CIRCLE, SHOWN AS INDIANA AVENUE BY RECORD OF SURVEY RECORDED IN BOOK 41, PAGE 65, OF RECORDS OF SURVEYS, IN SAID OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY;

**ALSO EXCEPTING THEREFROM** THAT PORTION OF SAID CANAL LYING SOUTHEASTERLY OF A LINE THAT IS PARALLEL AND CONCENTRIC WITH, AND LYING 44.00 FEET SOUTHEASTERLY OF, THE CENTERLINE OF INDIANA AVENUE, AS SHOWN ON MAP OF TRACT NO. 19568, FILED IN MAP BOOK 149, PAGES 31 AND 32, IN SAID OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

### **PARCEL C**

THAT CERTAIN PARCEL OF LAND GRANTED TO THE RIVERSIDE WATER COMPANY, PER DOCUMENT RECORDED MARCH 4, 1921, IN BOOK 542, PAGE 277 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1, PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 2" IRON PIPE DISTANT SOUTH 33°46' EAST, 791.7 FEET FROM THE SOUTHEAST CORNER OF LOT 8, IN BLOCK 51, AS SHOWN BY MAP OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, FILED IN MAP BOOK 1, PAGE 72, (KNOWN IN THE CITY OF RIVERSIDE AS MAP FILED IN BOOK 1, PAGE 70), IN SAID OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY;

THENCE SOUTH 06°57' EAST, A DISTANCE OF 470.5 FEET;

THENCE SOUTH 04°19' WEST, A DISTANCE OF 301.9 FEET;

THENCE SOUTH 13°24' EAST, A DISTANCE OF 15.75 FEET;

THENCE SOUTH 76°56' EAST, A DISTANCE OF 150.91 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 76°56' EAST, A DISTANCE OF 516.59 FEET;

THENCE SOUTH 76°16' EAST, A DISTANCE OF 155 FEET;

THENCE SOUTH 49°33' EAST, A DISTANCE OF 95.1 FEET;

THENCE SOUTH 67°33' EAST, A DISTANCE OF 579.4 FEET;

THENCE NORTH 78°49' EAST, A DISTANCE OF 344.5 FEET;

THENCE NORTH 32°38' EAST, A DISTANCE OF 638.36 FEET TO CORNER NUMBER 37 OF THE C. C. MILLER SURVEY OF 3,721.12 ACRES OF A PORTION OF SAID RANCHO DEEDED TO THE RIVERSIDE LAND AND IRRIGATING COMPANY;

THENCE NORTH 63°36' WEST, A DISTANCE OF 39.45 FEET;

THENCE SOUTH 88°17' WEST, A DISTANCE OF 83.2 FEET;

THENCE SOUTH 83°05' WEST, A DISTANCE OF 92 FEET;

THENCE SOUTH 86°06' WEST, A DISTANCE OF 103 FEET;

THENCE SOUTH 87°36' WEST, A DISTANCE OF 118 FEET;

THENCE NORTH 75°39' WEST, A DISTANCE OF 117 FEET;

THENCE NORTH 69°06' WEST, A DISTANCE OF 114 FEET;

THENCE SOUTH 89°54' WEST, A DISTANCE OF 123.05 FEET;

THENCE NORTH 56°20' WEST, A DISTANCE OF 295.03 FEET;

THENCE NORTH 21°57' WEST, A DISTANCE OF 98 FEET;

THENCE NORTH 03°33' WEST, A DISTANCE OF 123.05 FEET;

THENCE NORTH 06°55' EAST, A DISTANCE OF 83.93 FEET;

THENCE NORTH 63°36' WEST TO A POINT DISTANT NORTH 63°36' WEST, 1,513.21 FEET FROM SAID CORNER NO. 37;

THENCE SOUTH 34°59' WEST, A DISTANCE OF 1,037.61 FEET TO THE **TRUE POINT OF BEGINNING**;

**PARCEL D**

THAT CERTAIN PARCEL OF LAND GRANTED TO THE RIVERSIDE WATER COMPANY, PER DOCUMENT RECORDED MARCH 12, 1920, IN BOOK 522, PAGE 165 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND JOINING BLOCK 45, AS SHOWN BY SAID MAP OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 2" IRON PIPE DISTANT SOUTH 33°46' EAST, 791.7 FEET FROM THE SOUTHEAST CORNER OF LOT 8, IN BLOCK 51, AS SHOWN BY MAP OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, FILED IN MAP BOOK 1, PAGE 72, (KNOWN IN THE CITY OF RIVERSIDE AS MAP FILED IN BOOK 1, PAGE 70), IN SAID OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY;

THENCE SOUTH 06°57' EAST, A DISTANCE OF 470.5 FEET;

THENCE SOUTH 04°19' WEST, A DISTANCE OF 301.9 FEET;

THENCE SOUTH 13°24' EAST, A DISTANCE OF 15.75 FEET;

THENCE SOUTH 76°56' EAST, A DISTANCE OF 667.60 FEET;

THENCE SOUTH 76°16' EAST, A DISTANCE OF 155 FEET;

THENCE SOUTH 49°33' EAST, A DISTANCE OF 95.1 FEET;

THENCE SOUTH 67°33' EAST, A DISTANCE OF 579.4 FEET;



THENCE NORTH 78°49' EAST, A DISTANCE OF 344.5 FEET;

THENCE NORTH 32°38' EAST, A DISTANCE OF 638.36 FEET TO SAID CORNER NUMBER 37 OF THE C. C. MILLER SURVEY OF 3,721.12 ACRES OF A PORTION OF SAID RANCHO DEEDED TO THE RIVERSIDE LAND AND IRRIGATING COMPANY;

THENCE NORTH 63°36' WEST, A DISTANCE OF 39.45 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 88°17' WEST, A DISTANCE OF 83.2 FEET;

THENCE SOUTH 83°05' WEST, A DISTANCE OF 92 FEET;

THENCE SOUTH 86°06' WEST, A DISTANCE OF 103 FEET;

THENCE SOUTH 87°36' WEST, A DISTANCE OF 118 FEET;

THENCE NORTH 75°39' WEST, A DISTANCE OF 117 FEET;

THENCE NORTH 69°06' WEST, A DISTANCE OF 114 FEET;

THENCE SOUTH 89°54' WEST, A DISTANCE OF 123.05 FEET;

THENCE NORTH 56°20' WEST, A DISTANCE OF 295.03 FEET;

THENCE NORTH 21°57' WEST, A DISTANCE OF 98 FEET;

THENCE NORTH 03°33' WEST, A DISTANCE OF 123.05 FEET;

THENCE NORTH 06°55' EAST, A DISTANCE OF 83.93 FEET;

THENCE SOUTH 63°36' EAST, A DISTANCE OF 1,136.2 FEET TO THE **TRUE POINT OF BEGINNING**;

**PARCEL E**

ALL THOSE PORTIONS OF LOTS 2 AND 7 IN BLOCK 45 OF THE LANDS OF THE RIVERSIDE IRRIGATION COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP FILED IN MAP BOOK 1, PAGE 72, (KNOWN IN THE CITY OF RIVERSIDE AS MAP FILED IN BOOK 1, PAGE 70), IN SAID OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, SAID PROPERTY BEING BOUNDED AS FOLLOWS:

ON THE EAST AND NORTHEAST:

BY THE EASTERLY, SOUTHERLY AND NORTHEASTERLY LINE OF TRACT 7503, AS SHOWN BY MAP ON FILE IN BOOK 130, PAGES 41 AND 42, TRACT 7503-3, AS SHOWN BY MAP ON FILE IN BOOK 93, PAGES 64 THROUGH 66, INCLUSIVE AND TRACT 7503-4, AS SHOWN BY MAP ON FILE IN BOOK 93, PAGES 67 THROUGH 69, INCLUSIVE, ALL IN SAID OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY,

ON THE WEST BY THE EASTERLY LINE OF THE FOLLOWING DESCRIBED LAND:

ALL OF LOT 6 AND A PORTION OF LOTS 2, 3 AND 7 IN BLOCK 45 AND A PORTION OF LOTS 13 AND 14 IN BLOCK 46 OF THE LANDS OF THE RIVERSIDE IRRIGATION COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP FILED IN MAP BOOK 1, PAGE 72, KNOWN IN THE CITY OF RIVERSIDE AS MAP FILED IN BOOK 1, PAGE 70), IN SAID OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE COMMON CORNER OF SAID LOTS 2 AND 3, SAID POINT LYING ON THE SOUTHERLY LINE OF INDIANA AVENUE, NOW KNOWN AS SAYWARD CIRCLE, AS SHOWN ON SAID MAP OF THE LANDS OF THE RIVERSIDE IRRIGATION COMPANY;

THENCE SOUTH  $56^{\circ}17'$  WEST ALONG SAID SOUTHERLY LINE AND THE EXTENSION THEREOF, 264.90 FEET TO A POINT ON THE WESTERLY LINE OF THE RIVERSIDE WATER COMPANY CANAL, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH  $07^{\circ}22'$  EAST, A DISTANCE OF 76.65 FEET;

THENCE SOUTH  $39^{\circ}02'$  EAST, A DISTANCE OF 75 FEET;

THENCE SOUTH  $69^{\circ}00'$  EAST, A DISTANCE OF 65 FEET;

THENCE SOUTH  $81^{\circ}20'$  EAST, A DISTANCE OF 344 FEET;

THENCE SOUTH  $74^{\circ}05'$  EAST, A DISTANCE OF 151.2 FEET;

THENCE SOUTH  $54^{\circ}02'$  EAST, A DISTANCE OF 141 FEET TO THE SOUTHERLY LINE OF SAID LOT 2;

THE LAST SIX (6) COURSES BEING ALONG THE SOUTHWESTERLY AND SAID WESTERLY LINES OF SAID RIVERSIDE WATER COMPANY CANAL;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE THROUGH LOT 7 TO THE SOUTHERLY LINE OF SAID LOT 7 AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 4, PAGE 19, OF RECORDS OF SURVEYS;

THENCE IN A GENERAL WESTERN DIRECTION ALONG SAID SOUTHERLY LINE OF LOT 7, TO THE MOST EASTERLY CORNER OF SAID LOT 6;

THENCE NORTH 75°21' WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 6, A DISTANCE OF 21 FEET TO SAID CORNER NUMBER 37 OF THE C.C. MILLER SURVEY;

THENCE SOUTH 69°10' WEST, ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 6, 3 AND 13, A DISTANCE OF 1654.8 FEET TO CORNER NO. 38, OF SAID C.C. MILLER SURVEY, ON SAID SOUTHERLY LINE OF LOT 13;

THENCE SOUTH 63°36' WEST, ALONG SAID SOUTHERLY LINE OF LOT 13, A DISTANCE OF 184.3 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID RIVERSIDE WATER COMPANY CANAL;

THENCE NORTH 44°42' EAST, A DISTANCE OF 127 FEET;

THENCE NORTH 71°40' EAST, A DISTANCE OF 75 FEET;

THENCE SOUTH 68°35' EAST, A DISTANCE OF 104 FEET;

THENCE SOUTH 88°47' EAST, A DISTANCE OF 80 FEET;

THENCE NORTH 64°53' EAST, A DISTANCE OF 60 FEET;

THENCE NORTH 42°09' EAST, A DISTANCE OF 65 FEET;

THENCE NORTH 26°04' EAST, A DISTANCE OF 240 FEET;

THENCE NORTH 32°43' EAST, A DISTANCE OF 75 FEET;

THENCE NORTH 51°14' EAST, A DISTANCE OF 100 FEET;

THENCE NORTH 73°27' EAST, A DISTANCE OF 75 FEET;

THENCE SOUTH 43°17' EAST, A DISTANCE OF 80 FEET;

THENCE SOUTH 16°25' EAST, A DISTANCE OF 90 FEET;

THENCE SOUTH 02°58' EAST, A DISTANCE OF 240 FEET TO THE **TRUE POINT OF BEGINNING**;

THE LAST 13 COURSES BEING ALONG THE SOUTHEASTERLY, SOUTHWESTERLY AND WESTERLY LINES OF SAID RIVERSIDE WATER COMPANY CANAL;

ON THE NORTHWEST:

BY THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAYWARD CIRCLE, SHOWN AS INDIANA AVENUE BY RECORD OF SURVEY RECORDED IN BOOK 41, PAGE 65, OF RECORDS OF SURVEYS, IN SAID OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY;

BOUNDED ON THE SOUTH AND SOUTHEAST:

BY THE NORTHERLY AND NORTHWESTERLY LINES OF TRACT NO. 22291, AS SHOWN BY MAP FILED IN MAP BOOK 177, PAGES 57 THROUGH 64, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

**PARCEL F**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN MAP BOOK 1, PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 2" IRON PIPE DISTANT SOUTH 33°46' EAST, 791.7 FEET FROM THE SOUTHEAST CORNER OF LOT 8, IN BLOCK 51, AS SHOWN BY MAP OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, FILED IN MAP BOOK 1, PAGE 72, (KNOWN IN THE CITY OF RIVERSIDE AS MAP FILED IN BOOK 1, PAGE 70), IN SAID OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY;

THENCE SOUTH 06°57' EAST, A DISTANCE OF 470.5 FEET;

THENCE SOUTH 04°19' WEST, A DISTANCE OF 112.15 FEET TO THE **TRUE POINT OF BEGINNING**;

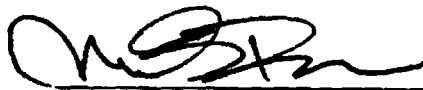
THENCE SOUTH 85°41' EAST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 04°19' WEST, A DISTANCE OF 100.00 FEET;

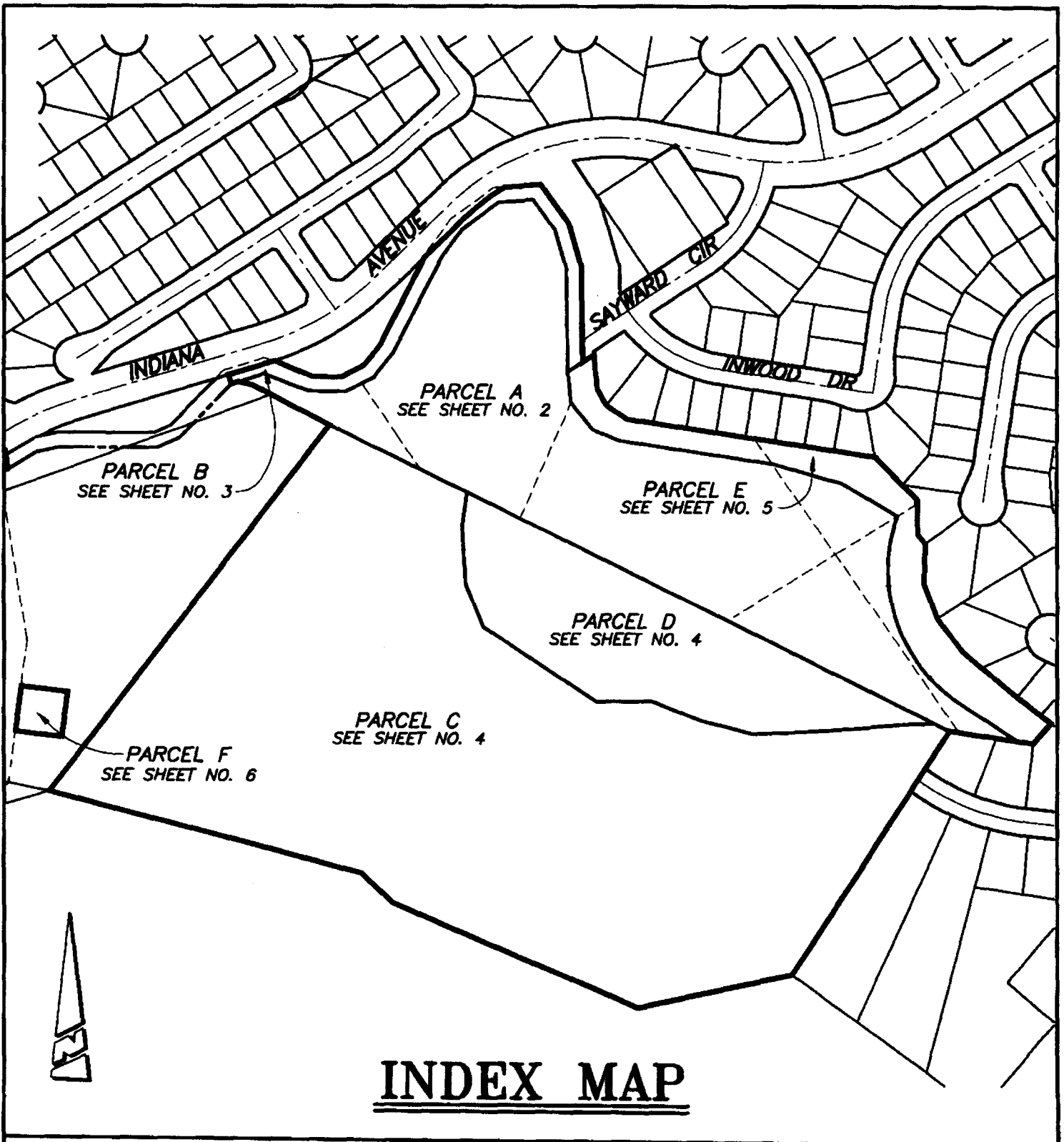
THENCE NORTH 85°41' WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 04°19' EAST, A DISTANCE OF 100.00 FEET TO THE **TRUE POINT OF BEGINNING**;

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

 1/26/05 Date Prep. RF  
Mark S. Brown, L.S. 5655  
License Expires 9/30/07





# INDEX MAP

● 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.

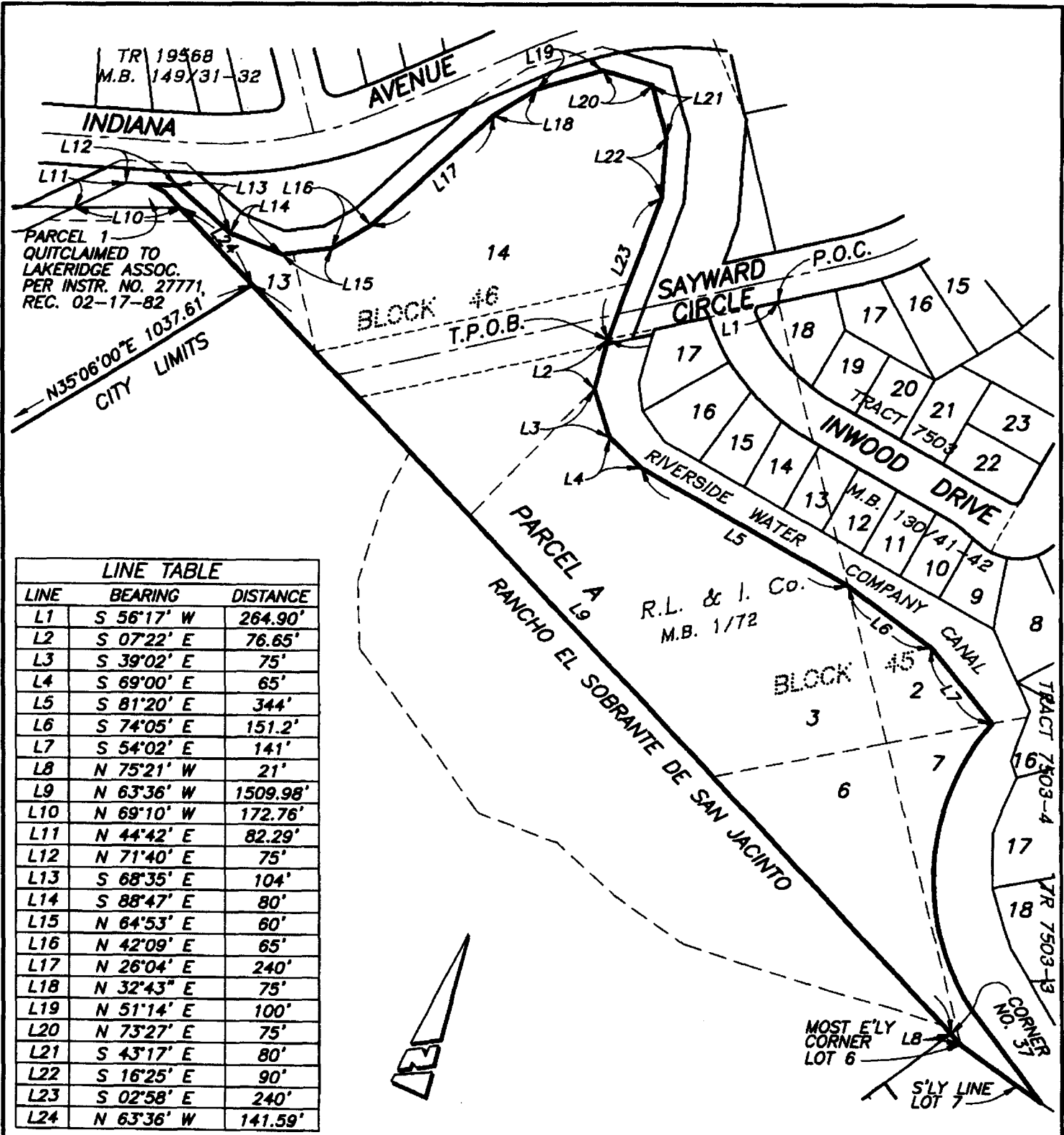
SHEET 1 OF 6

SCALE: 1"=300'

DRAWN BY: RICH DATE: 01/03/06

SUBJECT: ALVORD UNIFIED SCHOOL DISTRICT

DX1402



TR 19568  
M.B. 149/31-32

PARCEL 1  
QUITCLAIMED TO  
LAKERIDGE ASSOC.  
PER INSTR. NO. 27771,  
REC. 02-17-82

N35°06'00\"/>

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 56°17' W	264.90'
L2	S 07°22' E	76.65'
L3	S 39°02' E	75'
L4	S 69°00' E	65'
L5	S 81°20' E	344'
L6	S 74°05' E	151.2'
L7	S 54°02' E	141'
L8	N 75°21' W	21'
L9	N 63°36' W	1509.98'
L10	N 69°10' W	172.76'
L11	N 44°42' E	82.29'
L12	N 71°40' E	75'
L13	S 68°35' E	104'
L14	S 88°47' E	80'
L15	N 64°53' E	60'
L16	N 42°09' E	65'
L17	N 26°04' E	240'
L18	N 32°43' E	75'
L19	N 51°14' E	100'
L20	N 73°27' E	75'
L21	S 43°17' E	80'
L22	S 16°25' E	90'
L23	S 02°58' E	240'
L24	N 63°36' W	141.59'

• 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.

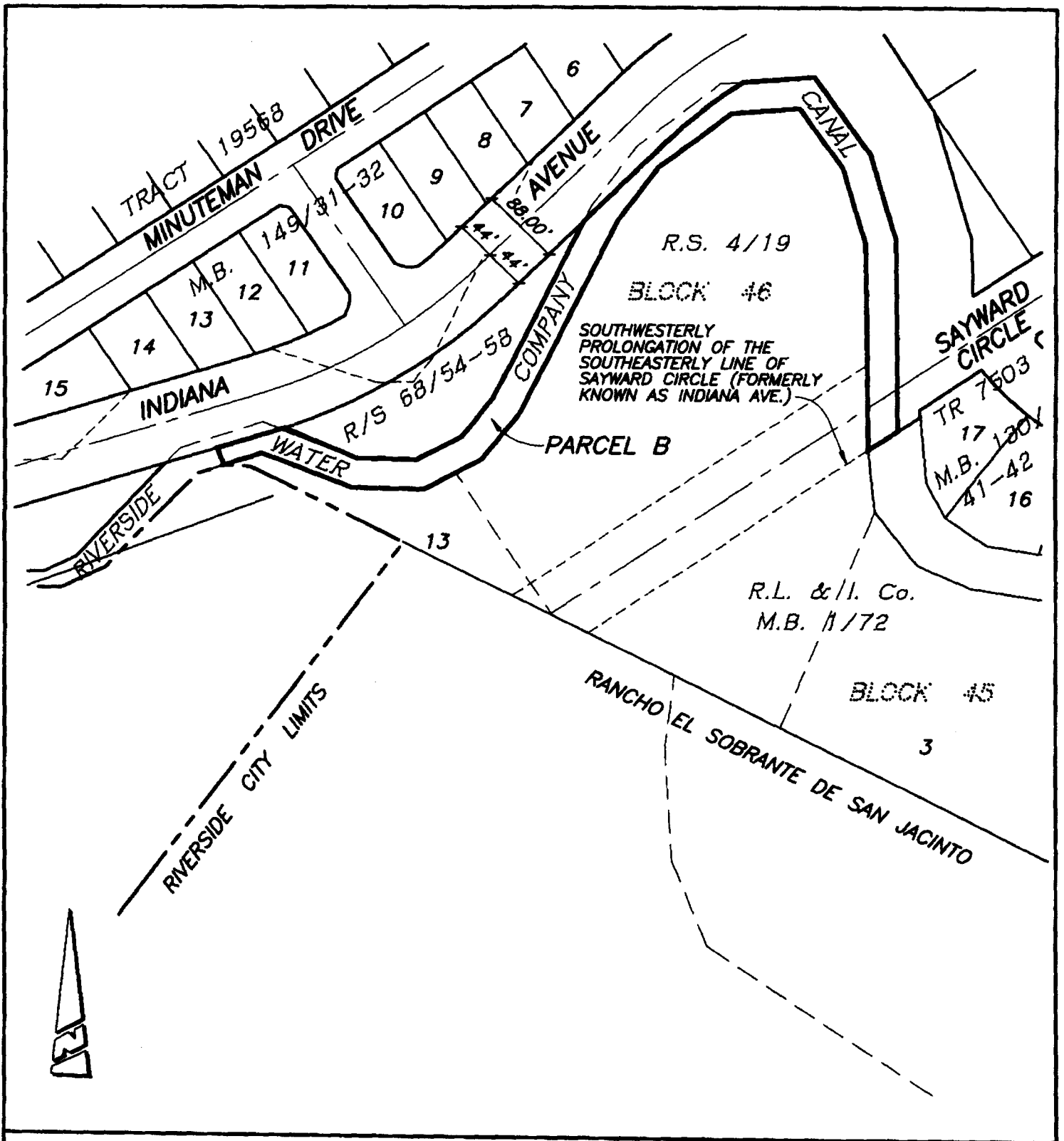
SHEET 2 OF 6

SCALE: 1"=200'

DRAWN BY: RICH DATE: 01/03/06

SUBJECT: ALVORD UNIFIED SCHOOL DISTRICT

DX140Z



**• CITY OF RIVERSIDE, CALIFORNIA •**

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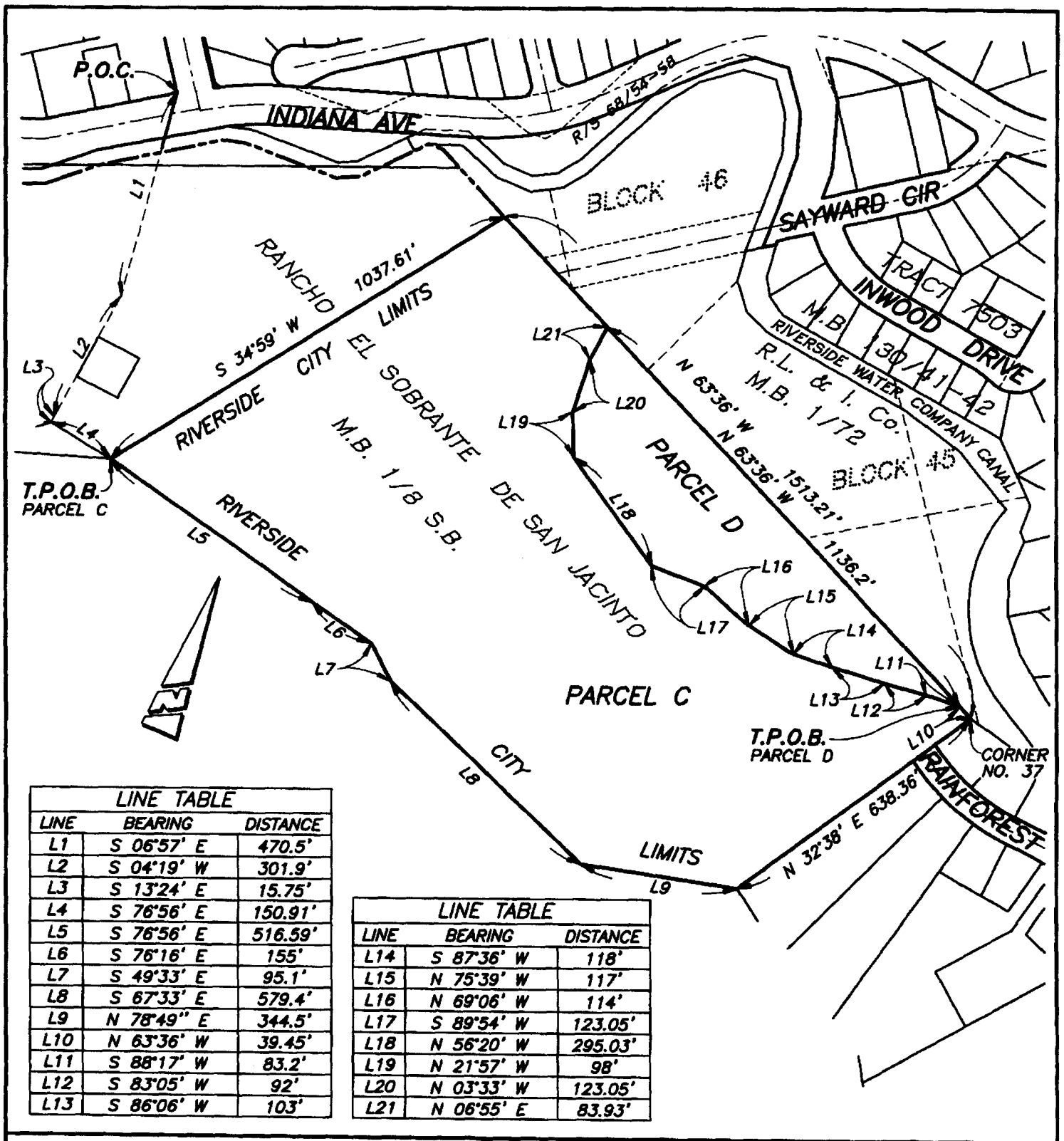
SHEET 3 OF 6

SCALE: 1"=150'

DRAWN BY: RICH DATE: 01/03/06

SUBJECT: ALVORD UNIFIED SCHOOL DISTRICT

DX140Z



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 06°57' E	470.5'
L2	S 04°19' W	301.9'
L3	S 13°24' E	15.75'
L4	S 76°56' E	150.91'
L5	S 76°56' E	516.59'
L6	S 76°16' E	155'
L7	S 49°33' E	95.1'
L8	S 67°33' E	579.4'
L9	N 78°49' E	344.5'
L10	N 63°36' W	39.45'
L11	S 88°17' W	83.2'
L12	S 83°05' W	92'
L13	S 86°06' W	103'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S 87°36' W	118'
L15	N 75°39' W	117'
L16	N 69°06' W	114'
L17	S 89°54' W	123.05'
L18	N 56°20' W	295.03'
L19	N 21°57' W	98'
L20	N 03°33' W	123.05'
L21	N 06°55' E	83.93'

**• CITY OF RIVERSIDE, CALIFORNIA •**

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SHEET 4 OF 6

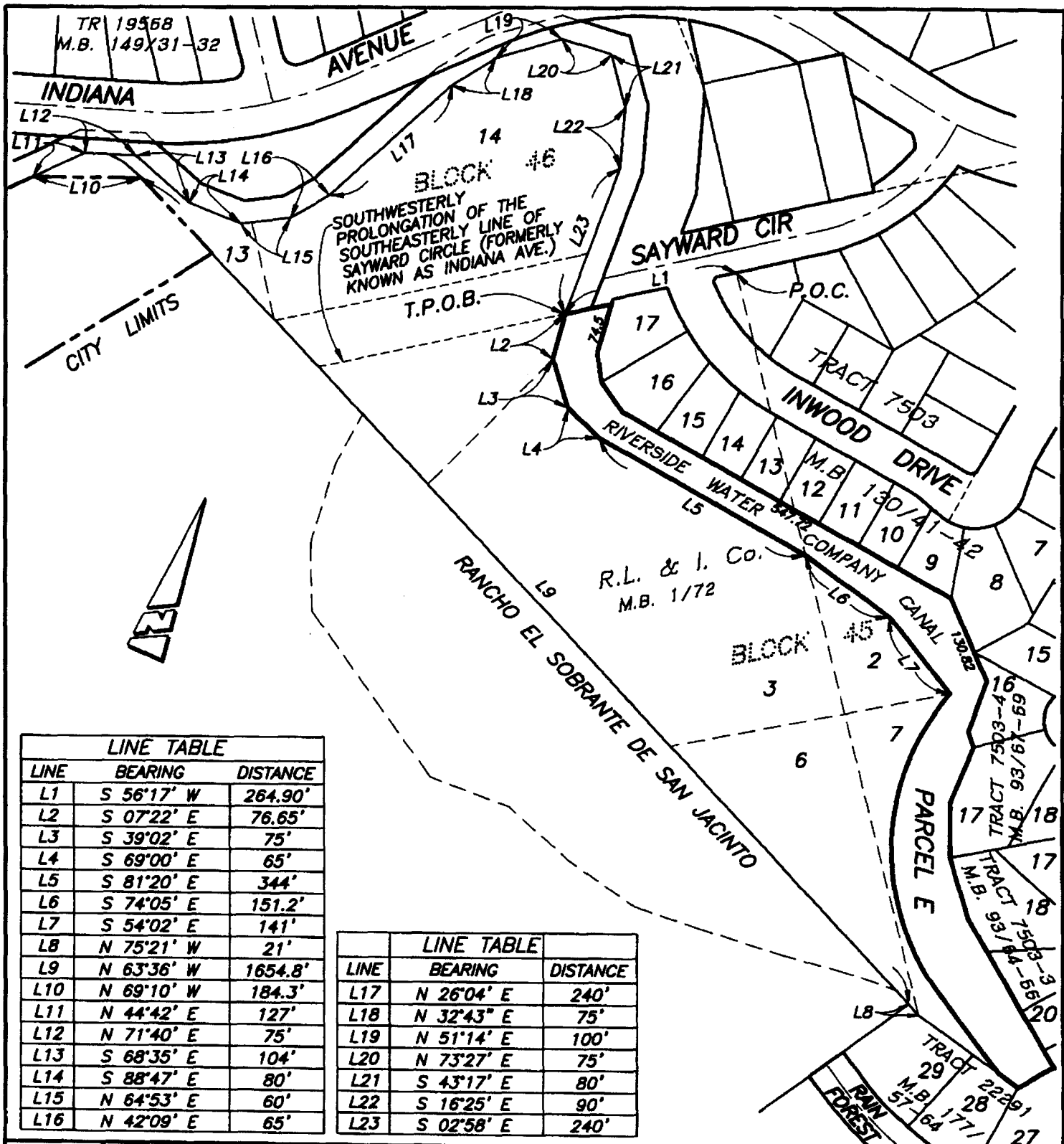
SCALE: 1"=300'

DRAWN BY: RICH DATE: 01/09/06

SUBJECT: ALVORD UNIFIED SCHOOL DISTRICT

DX140Z





TR 19558  
M.B. 149/31-32

INDIANA

AVENUE

SAYWARD CIR

INWOOD DRIVE

R.L. & I. Co.  
M.B. 1/72

RANCHO EL SOBRANTE DE SAN JACINTO

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 56°17' W	264.90'
L2	S 07°22' E	76.65'
L3	S 39°02' E	75'
L4	S 69°00' E	65'
L5	S 81°20' E	344'
L6	S 74°05' E	151.2'
L7	S 54°02' E	141'
L8	N 75°21' W	21'
L9	N 63°36' W	1654.8'
L10	N 69°10' W	184.3'
L11	N 44°42' E	127'
L12	N 71°40' E	75'
L13	S 68°35' E	104'
L14	S 88°47' E	80'
L15	N 64°53' E	60'
L16	N 42°09' E	65'

LINE TABLE		
LINE	BEARING	DISTANCE
L17	N 26°04' E	240'
L18	N 32°43' E	75'
L19	N 51°14' E	100'
L20	N 73°27' E	75'
L21	S 43°17' E	80'
L22	S 16°25' E	90'
L23	S 02°58' E	240'

• CITY OF RIVERSIDE, CALIFORNIA •

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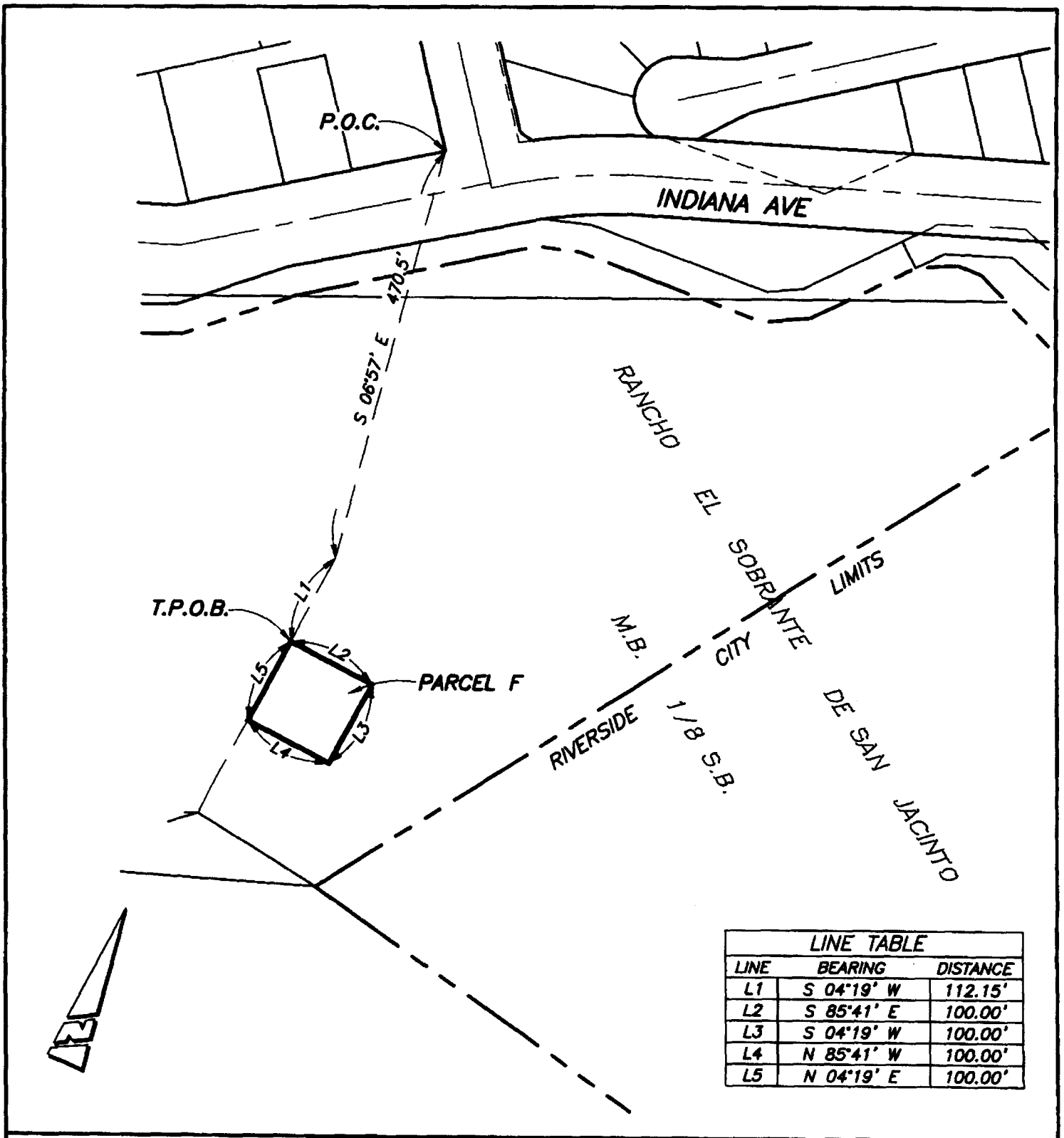
SHEET 5 OF 6

SCALE: 1"=200'

DRAWN BY: RICH DATE: 01/03/06

SUBJECT: ALYORD UNIFIED SCHOOL DISTRICT

DX140Z



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04°19' W	112.15'
L2	S 85°41' E	100.00'
L3	S 04°19' W	100.00'
L4	N 85°41' W	100.00'
L5	N 04°19' E	100.00'

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 6 OF 6

SCALE: 1"=150'

DRAWN BY: RICH DATE: 01/03/06

SUBJECT: ALVORD UNIFIED SCHOOL DISTRICT

DX1402

EXHIBIT "B"

**Legal Description and Depiction of Easement**

A strip of land of the uniform width of fifteen (15) feet, in the City of Riverside, County of Riverside, State of California, being seven and one-half (7-1/2) feet on each side of the following described centerline, to-wit:

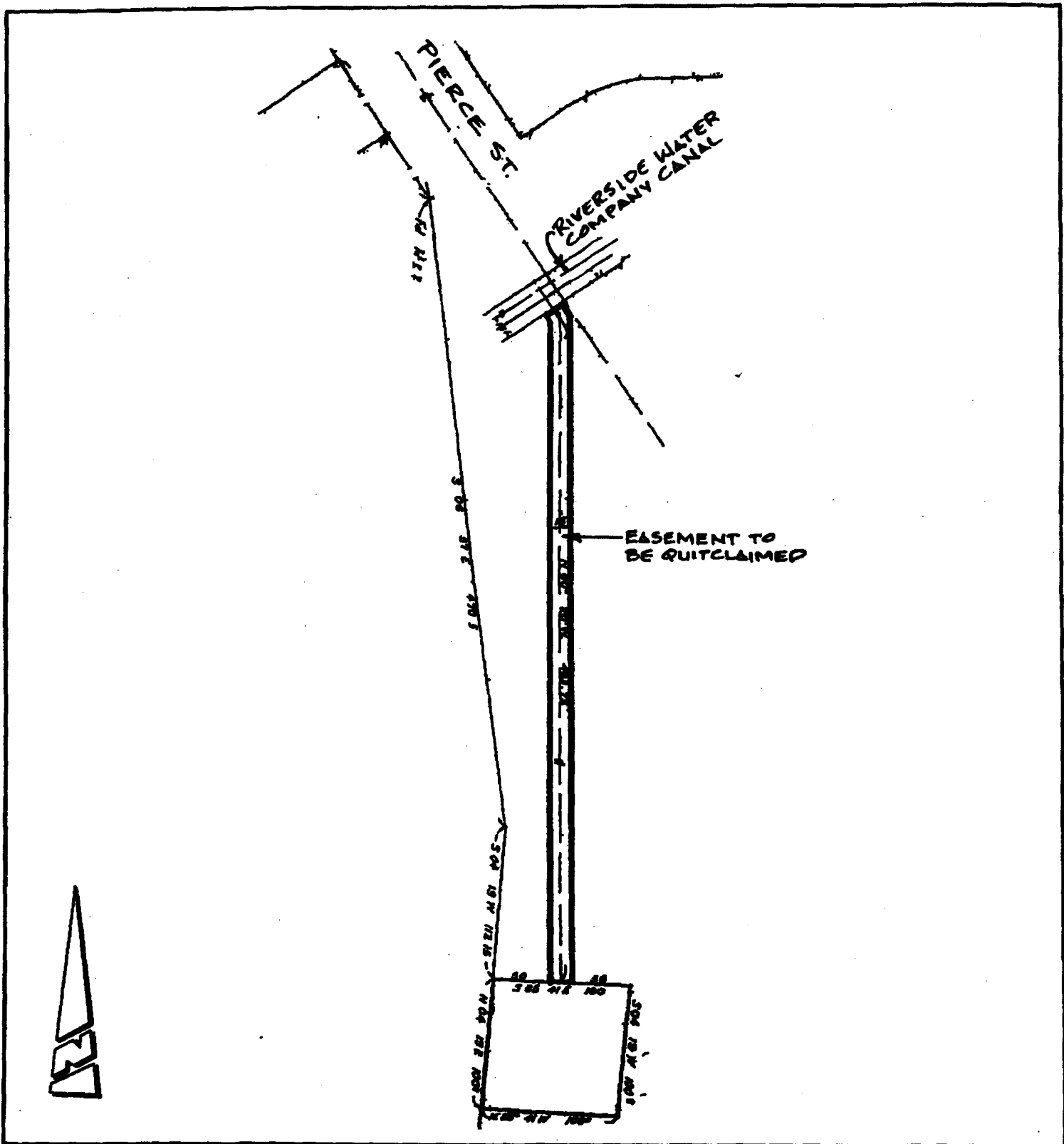
Beginning in the northerly line of the 100 x 100-foot parcel of land described in the instrument recorded on November 22, 1940, in Book 482, Page 448, of the Official Records of Riverside County, California, at a point fifty feet S 85° 41' E from the described point of beginning of said parcel; thence N 00° 20' W a distance of 493.75 feet; thence N 33° 46' W a distance of 9 feet, more or less, to the southeasterly line of the right-of-way of the canal of the Riverside Water Company, together with such extensions of the boundary lines of said 15-foot strip of land as are necessary to make them continuous from and to the traverse lines in which the points of terminii of said centerline are located.

TOGETHER with the right of entry upon said premises over, across and through which said easement and right-of-way is granted, for the purpose of installing, maintaining, repairing and renewing said pipes, mains and equipment; together with the right to enjoy the use of said easement and right-of-way free and clear of all obstructions to the purpose for which granted.

DESCRIPTION APPROVAL:

BY: Mark S. Brown FEB 2, 2004  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR



● CITY OF RIVERSIDE, CALIFORNIA ●

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SHEET 1 OF 1

SCALE: 1"=100'

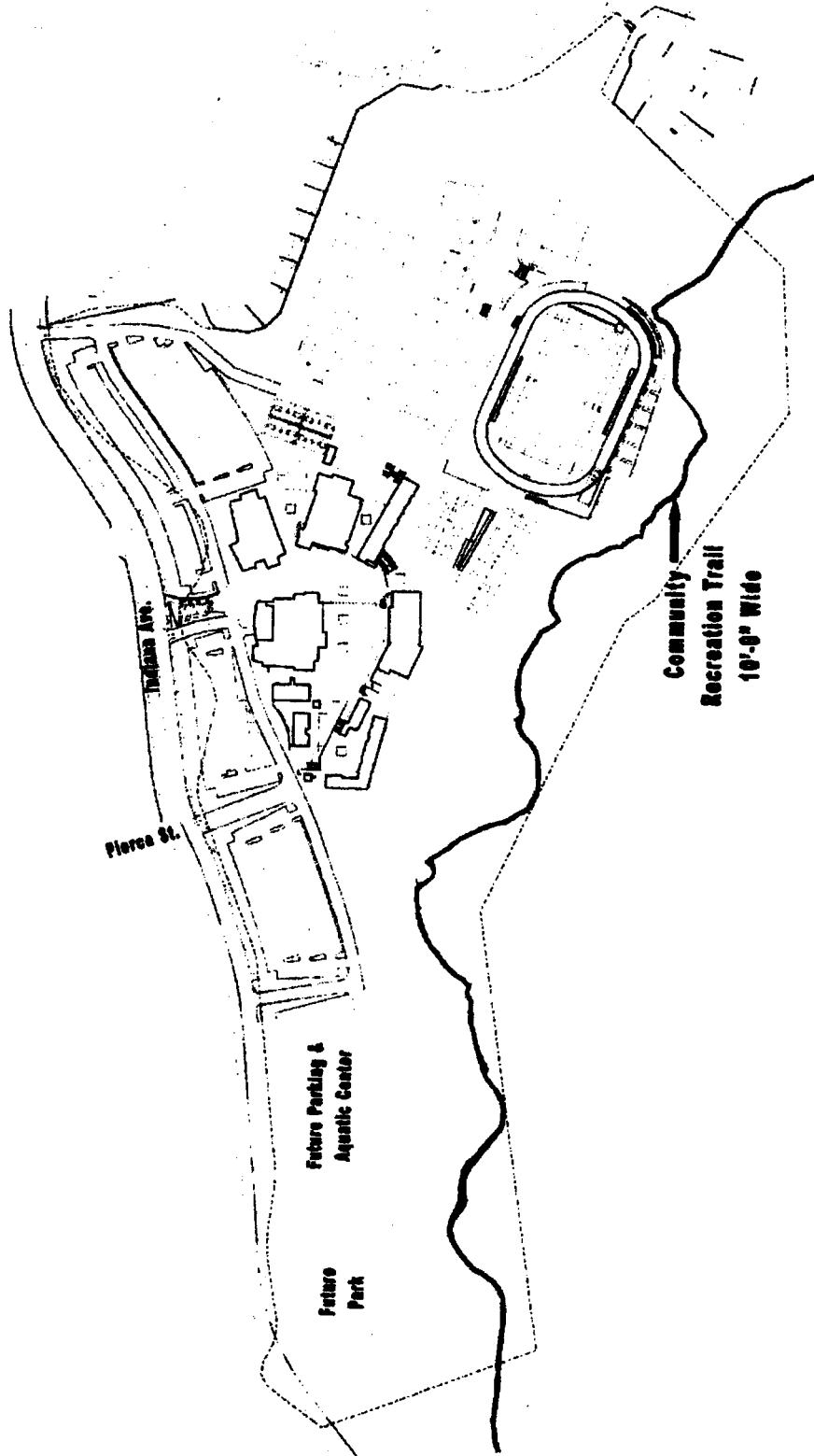
DRAWN BY: RICH DATE: 11/07/05

SUBJECT: FROST RESERVOIR WATERLINE EASEMENT QUITCLAIM

G:\COPPER\PLATS\OTHER\ALYORD ESPINT DC

DX1402

**Exhibit "C"**



**CHMC**

**Alford High School #4**  
Alford Unified School District

**Site Plan**

DX1402