

Recorded in Official Records
County of Riverside
Larry W. Ward

Assessor, County Clerk & Recorder



When recorded mail to:

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

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Project: Ag Park - Jurupa Ext.
APN: 155-040-004 & -005
Address: 7020 Crest Ave

FOR RECORDER'S OFFICE USE ONLY
NO DTT per DR

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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 FRIENDS OF THE RIVERSIDE AIRPORT, L.L.C. a California Limited Liability Company, 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 April, 28, 2006

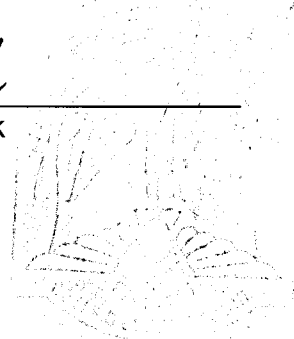
CITY OF RIVERSIDE,
a municipal corporation

By: *Mohd Y. Lee*

Title: Assistant City Manager

Attest: *C. Garcia*
City Clerk

APPROVED AS TO FORM
Art Smith
SUPERVISING DEPUTY CITY ATTORNEY



GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside

ss

On April 28, 2006, before me Lorena Verduco, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared

Michael J. Beck 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 Verduco
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:



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EXHIBIT A

A.P.N. 155-040-004 & -005

DESCRIPTION OF PROPERTY:

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

TENTATIVE TRACT NO. 28987, BEING A SUBDIVISION OF A PORTION OF THE FOLLOWING:

THAT PORTION OF THE BIXMILL TRACT AS SHOWN BY MAP ON FILE IN MAP BOOK 16, PAGES 28, 29 AND 30 THEREOF AND THAT PORTION OF THE RANDOLPH SUBDIVISION AS SHOWN BY MAP ON FILE IN MAP BOOK 16, PAGE 39 THEREOF, BOTH BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, IN BLOCK 2 OF SAID RANDOLPH SUBDIVISION, SAID POINT ALSO BEING AN ANGLE POINT IN THE WESTERLY BOUNDARY OF TRACT 21138-1 AS SHOWN BY MAP ON FILE IN MAP BOOK 175, PAGES 34 AND 35 THEREOF;

THENCE NORTH 0°23'00" EAST, A DISTANCE OF 330.00, ALONG THE WESTERLY BOUNDARY OF SAID TRACT 21138-1 AND THE EASTERLY LINE SAID LOT 1, A DISTANCE OF 330.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 89° 39' 00" WEST, ALONG THE NORTH LINE OF SAID RANDOLPH SUBDIVISION, A DISTANCE OF 659.80 FEET TO THE NORTHWEST CORNER OF SAID RANDOLPH SUBDIVISION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 3 OF SAID BIXMILL TRACT;

THENCE NORTH 89° 30' 30" WEST, ALONG THE NORTH LINE OF SAID BIXMILL TRACT, A DISTANCE OF 1090.20 FEET TO THE NORTHEAST CORNER OF TRACT 7110 AS SHOWN BY MAP ON FILE IN MAP BOOK 134, PAGES 45 THROUGH 47 THEREOF, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 0° 23' 00" WEST, ALONG THE EAST LINES OF SAID TRACT 7110, AND TRACTS 7110-1 AS SHOWN BY MAP ON FILE IN MAP BOOK 134, PAGES 41 THROUGH 44 THEREOF, AND TRACT 6537-2 AS SHOWN BY MAP ON FILE IN MAP BOOK 86, PAGES 49 THROUGH 50 THEREOF, BOTH RECORDS OF RIVERSIDE COUNTY, SAID EAST LINES ALSO BEING THE CENTERLINE OF CREST AVENUE AS SHOWN BY SAID MAPS, A DISTANCE OF 1600.00 FEET, TO THE NORTHWEST CORNER OF TRACT 4154 AS SHOWN BY MAP ON FILE IN MAP BOOK 71, PAGES 39 THROUGH 40 THEREOF, RECORDS OF SAID RIVERSIDE COUNTY;



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THENCE SOUTH 89° 30' 30" EAST, ALONG THE NORTH LINE OF SAID TRACT 4154 AND THE NORTH LINE OF TRACT 5528 AS SHOWN BY MAP ON FILE IN MAP BOOK 80, PAGES 54 AND 55 THEREOF, AND TRACT 5104-5 AS SHOWN BY MAP ON FILE IN MAP BOOK 85, PAGE 57 THROUGH 58 THEREOF, BOTH RECORDS OF SAID RIVERSIDE COUNTY, A DISTANCE OF 1100.00 FEET TO AN ANGLE POINT IN THE BOUNDARY LINE OF SAID TRACT 5104-5;

THENCE SOUTH 0° 23' WEST, CONTINUING ALONG SAID BOUNDARY OF TRACT 5104-5, A DISTANCE OF 300.00 FEET TO AN ANGLE POINT THEREIN;

THENCE SOUTH 89° 39' 40" EAST, CONTINUING ALONG SAID BOUNDARY OF TRACT 5104-5, A DISTANCE OF 500.00 FEET TO AN ANGLE POINT THEREIN AND THE WEST LINE OF TRACT 8960-1 AS SHOWN BY MAP ON FILE IN MAP BOOK 155, PAGES 90 THROUGH 93, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 0° 23' WEST, ALONG THE WEST LINE OF SAID TRACT 8960-1 AND CONTINUING ALONG THE WEST LINE OF TRACT 8960 AS SHOWN BY MAP ON FILE IN MAP BOOK 161, PAGES 1 THROUGH 2 THEREOF, RECORDS OF SAID RIVERSIDE COUNTY, A DISTANCE OF 1570.00 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID TRACT 8960;

THENCE SOUTH 89° 37' EAST, ALONG SAID BOUNDARY OF TRACT 8960 AND THE BOUNDARY OF SAID TRACT 21138-1, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS AND MINERAL RIGHTS, NOT INCLUDING WATER, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, THAT MAYBE WITHIN OR WITH UNDER THE LAND, TOGETHER WITH THE RIGHT TO ENTER THE SUB SURFACE OF SAID LAND AS RESERVED BY ANZA REALTY COMPANY, IN DEED RECORDED DECEMBER 17, 1957 IN BOOK 2194, PAGE 50 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FURTHER EXCEPTING THEREFROM JURUPA AVENUE AS DESCRIBED IN DOCUMENT ENTITLED RESOLUTION NO. 16050, DEDICATED FOR PUBLIC STREET PURPOSES, CITY OWNED LAND, RECORDED MARCH 4, 1986 AS INSTRUMENT NO. 50177, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA;

FURTHER EXCEPTING THEREFROM CREST AVENUE AS DESCRIBED IN DOCUMENT ENTITLED RESOLUTION NO. 12882, DEDICATION FOR PUBLIC STREET PURPOSES OF CITY OWNED LAND, RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 124577 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA;

FURTHER EXCEPTING THEREFROM CREST AVENUE AS DESCRIBED IN DOCUMENTS ENTITLED RESOLUTION NO. 15139 AND 15136, DEDICATION FOR

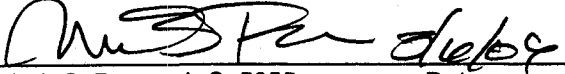


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PUBLIC STREET PURPOSES OF CITY OWNED LAND, RECORDED OCTOBER 13, 1983 AS INSTRUMENT NOS. 212726 AND 212728, BOTH OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

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

 Prep. _____

Mark S. Brown, L.S. 5655
License Expires 9/30/07

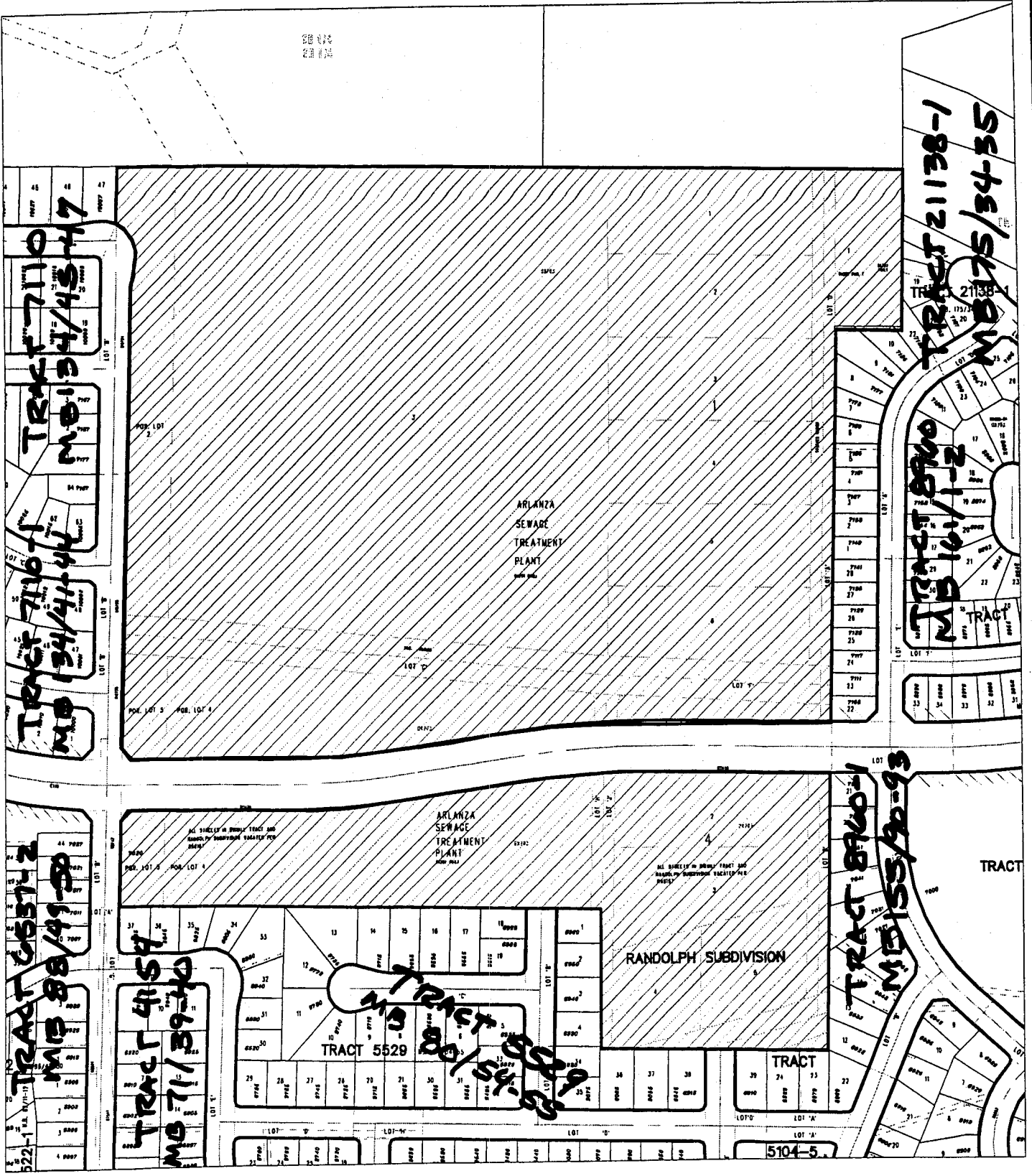
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◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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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

Scale: 1" = 100'

Drawn by: bmark

Date: 03/03/06

Subject: AG PARK

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