

When recorded mail to:

Surveyor's Office
Public Works Department
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2007-0020306

01/10/2007 08:00A Fee:NC

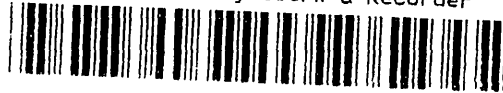
Page 1 of 10

Recorded in Official Records

County of Riverside

Larry W Ward

Assessor, County Clerk & Recorder



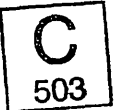
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 503

Project: Emerald Meadows

A.P.N. 179-310-005 & 179-340-005

DX -

1429



GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **CITY OF RIVERSIDE**, a municipal corporation of the State of California, does hereby grant to SUNCAL EMERALD MEADOWS LLC, a Delaware limited liability company, the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the County of Riverside, State of California.

THIS GRANT DEED BACK TO THE ORIGINAL GRANTEE OF THE PROPERTY, SUNCAL EMERALD MEADOWS LLC AND THE GRANT DEED RECORDED PREVIOUSLY HERewith BACK TO THE CITY OF RIVERSIDE, IS SOLELY TO CORRECT THE LEGAL DESCRIPTION AND PROPERTY CONVEYED BY THAT CERTAIN GRANT DEED RECORDED ON APRIL 3, 2006, INSTRUMENT NUMBER 2006-240822, WHEREIN DOCUMENTARY TRANSFER TAX WAS PAID.



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

<http://riverside.asrclrec.com>

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

179-31

P.O.R. RUBIDOUX RANCHO
P.O.R. CITY OF RIVERSIDE, T2S, R.5W.

N32°02'45"E

278.6'

677.77'

278.6'

3652

Date:

1-10-07

Signature:

M. J. Lewis

Print Name:

M. J. LEWIS





LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000
<http://riverside.asrclkrec.com>

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

179-34

POR. RUBIDOUX RANCHO T.25R.5W.
C POR. CITY OF RIVERSIDE
(32)

PAR. 46
RS 26/88-92

Date: 1-10-07
Signature: M J Lewis M J Lewis
Print Name: M. J. LEWIS



Dated November 3, 2006

**CITY OF RIVERSIDE,
a municipal corporation**

By *[Signature]*

Attest *[Signature]*

Michael J. Beck
(print name)

Colleen J. Nicol
(print name)

Title Assistant City Manager

Title City Clerk

APPROVED AS TO FORM

[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On November 3, 2006, before me Lorena Verdusco, 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)

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

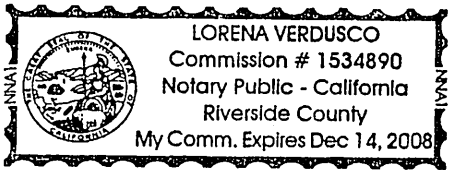
Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

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.

[Signature]
Signature



EXHIBIT "A"

A.P.N. 179-310-005 & 179-340-005

That certain real property located in the County of Riverside, State of California, described as follows:

That portion of Lot 2 of Amended Map of Indian Hill Tract, as shown by map on file in Book 10, Page 3 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the most northerly corner of Parcel 55A of Record of Survey on file in Book 26, Pages 87 through 92 of Record of Surveys, records of said Riverside County;

THENCE North $35^{\circ}38'11''$ East, along the west line of the Stage 2 Levee R/W as shown by said Record of Survey, a distance of 779.92 feet to the most southerly corner of Parcel No. 47 of Judgement and Final Order of Condemnation by document recorded August 7, 1963 in Book 3459, Page 298, et seq., of Official Records of said Riverside County;

THENCE North $54^{\circ}21'49''$ West, along the southerly line of said Parcel No. 47, a distance of 153.01 feet to the easterly line of that certain Right of Way Easement granted to the County of Riverside by document recorded September 27, 1938, in Book 390, Page 475, et seq., of Official Records of said Riverside County, and the POINT OF BEGINNING of the parcel of land being described;

THENCE North $15^{\circ}51'20''$ East, along said easterly line and along the westerly line of said Parcel No. 47, a distance of 507.83 feet to the beginning of a tangent curve concaving westerly and having a radius of 24,140.37 feet;

THENCE northerly to the left along said curve and continuing along said easterly line and along said westerly line of Parcel No. 47, through a central angle of $2^{\circ}47'52''$ an arc length of 1178.78 feet to the end of said curve;

THENCE North $19^{\circ}59'30''$ East, a distance of 677.77 feet to an intersection with the westerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded in Book 1074, Page 193 of Official Records of Riverside County, California; said point also being the most easterly corner of that certain parcel of land conveyed to Theodora de Alcazar by deed recorded in Book 722, Page 178 of Deeds, records of Riverside County, California;

THENCE South $32^{\circ}02'45''$ West, along said westerly line, a distance of 620.32 feet to an intersection with the westerly line of said Stage 2 Levee R/W;

THENCE South $13^{\circ}03'18''$ West, along said last mentioned westerly line, a distance of 86.26 feet to the beginning of a tangent curve concaving westerly and having a radius of 24,020.37 feet; said curve being concentric with and distant 120.00 feet easterly as measured radially to the previous described



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curve having a radius of 24,140.37 feet;

THENCE southerly to the right along said curve having a radius of 24,020.37 feet and continuing along said westerly line of the Stage 2 Levee R/W, through a central angle of 2°47'52" an arc length of 1172.92 feet to the end of said curve;

THENCE South 15°51'10" West, continuing along said westerly line of the Stage 2 Levee R/W, a distance of 464.67 feet to the westerly prolongation of said southerly line of Parcel No. 47;


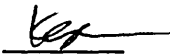
THENCE South 54°21'49" East, along said westerly prolongation of the southerly line of Parcel No. 47, a distance of 127.53 feet to the POINT OF BEGINNING.

All of the above described real property is subject to existing easements of record and may be subject to rights-of-way for existing public facilities including: bikeway, equestrian, pedestrian, electric energy distribution, telecommunication, waterline, storm drain, flooding, sanitary sewer, and all water rights.

EXCEPTING AND RESERVING THEREFROM any and all water rights in, to and/or on the property. Further, Grantee, its successors and assigns is hereby prohibited from drilling or extracting any water from the property, and prohibited from allowing any third party to drill or extract any water.

Area - 248,527 square feet.

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

 10/6/04 Date Prep. 
Mark S. Brown, L.S. 5655
License Expires 9/30/07



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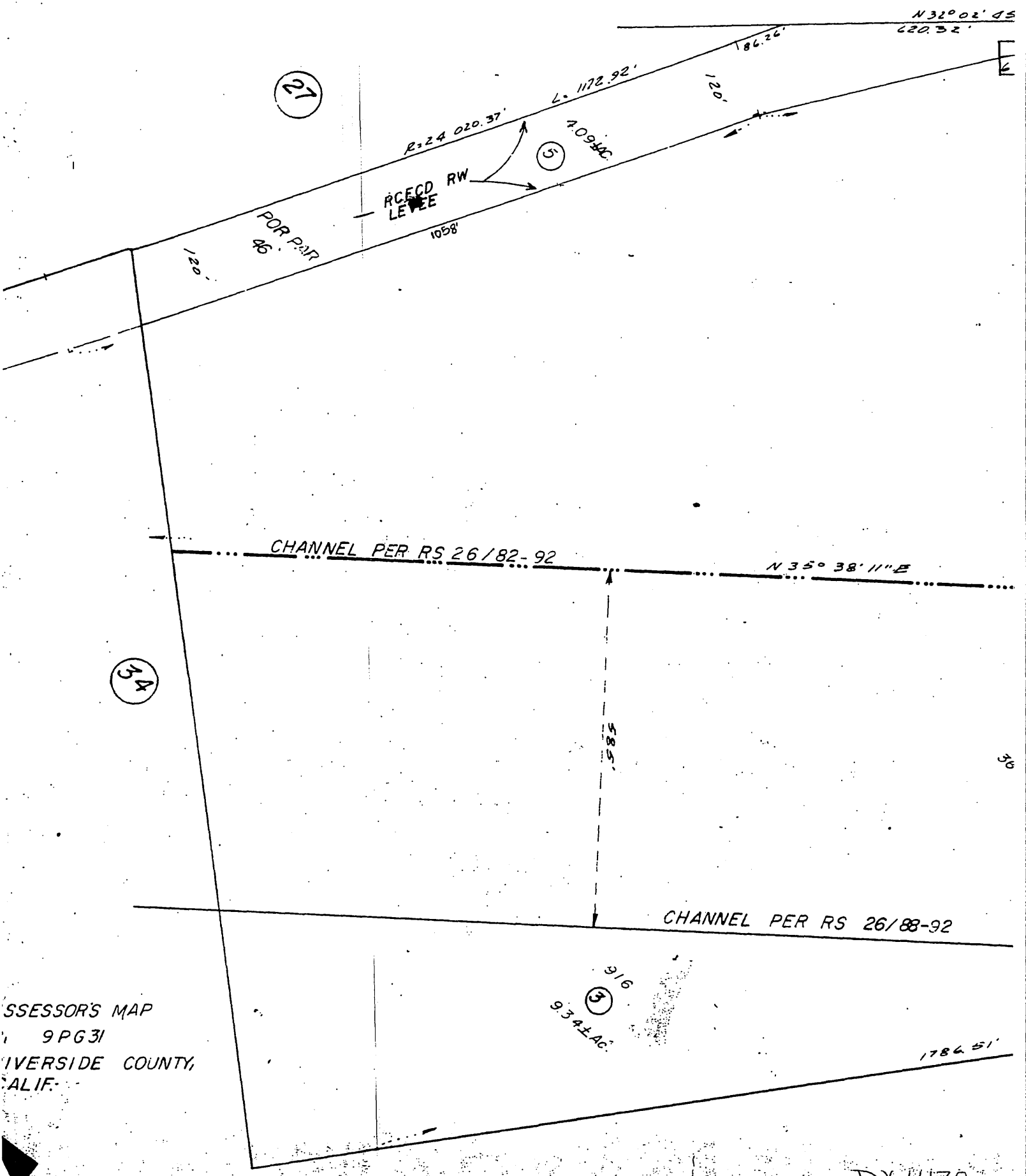


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POR RUBIDOUX R. POR CITY OF RIVERSIDE

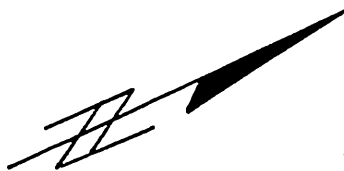


ASSESSOR'S MAP
9 PG 31
RIVERSIDE COUNTY,
CALIF.

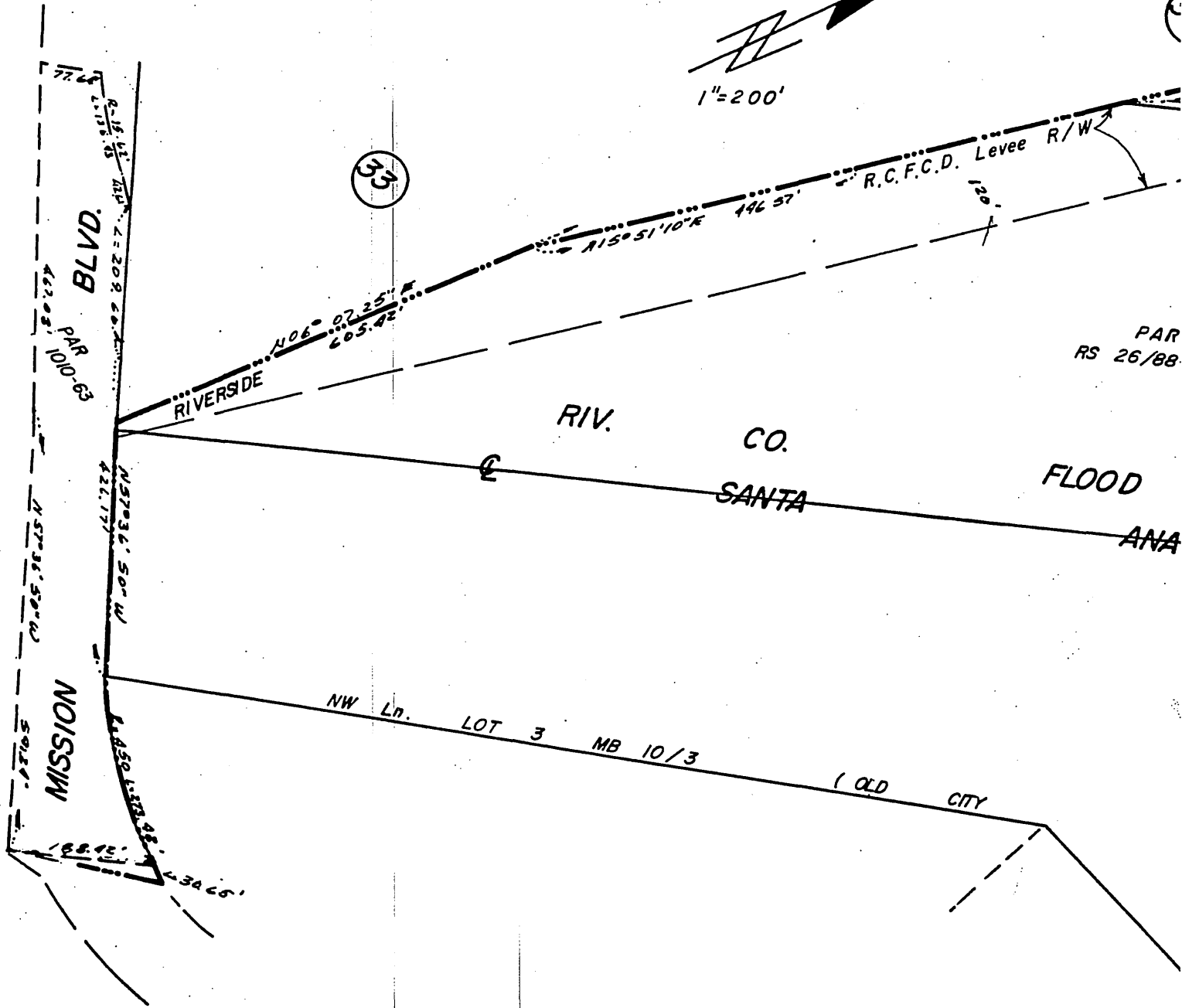
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DX1429

POR. RUBIDOUX RAN
(POR. CITY OF RIV)



1"=200'



PAR
RS 26/88

DATA R.C.F.C.D. DWG 1-116 SH. 2, 3
ST. HWY MAP 907574



