

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

DTT \$0 no consideration

Project: El Cerrito/Canyon Crest Surplus Sale  
APN: 253-210-052

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FOR RECORDER'S OFFICE USE ONLY

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GRANT DEED

THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, a public body corporate and politic, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to MONTE VISTA HOMES, LLC, a California limited liability company, as Grantee, its successors and assigns, 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 30, 2007

REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE

Attest: Colleen J. Nicol

By: Michael J. Beck

Print Name: Colleen J. Nicol

Print Name Michael J. Beck

Title: City Clerk Agency Secretary

Executive Director  
Title: Assistant City Manager

APPROVED AS TO FORM:

Joseph Smith  
AGENCY GENERAL COUNSEL

GENERAL ACKNOWLEDGEMENT

State of California

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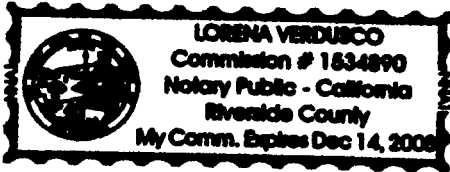
County of Riverside

On April 30, 2007, before me Lorena Verducco, 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 Verducco  
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"

Surplus Real Property Sale  
253-210-052

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

PARCEL A

That portion of the West one-half of the Northwest Quarter of Section 32, Township 2, South, Range 4 West, San Bernardino Meridian, described as follows:

Those portion of Parcel 1, 2 and 4 of Record of Survey on file in Book 19, Page 32 of Record of Surveys, records of Riverside County, California, described as follows:

COMMENCING at the most northerly corner of Lot "D" of Tract 2721, as shown by map on file in Book 51, Pages 58 through 60 of Maps, records of Riverside County, California; said corner also being in the southeasterly line of said Parcel 2;

THENCE North  $71^{\circ}46'04''$  East, along said southeasterly line of Parcel 2, a distance of 88.50 feet, more or less, to the easterly boundary of said Parcel 2, and the POINT OF BEGINNING of the parcel of land being described;

THENCE North  $46^{\circ}15'50''$  West, a distance of 17.77 feet;

THENCE North  $28^{\circ}40'56''$  West, a distance of 92.29 feet;

THENCE North  $20^{\circ}49'26''$  West, a distance of 49.25 feet; the preceding three courses being along the said easterly boundary of Parcel 2 and along the easterly boundary of said Parcel 1;

THENCE South  $63^{\circ}00'54''$  West, a distance of 15.87 feet;

THENCE South  $51^{\circ}37'20''$  West, a distance of 234.30 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 933.00 feet;

THENCE southwesterly to the right along said curve through a central angle of  $11^{\circ}24'52''$  an arc length of 185.87 feet;

THENCE South  $26^{\circ}57'48''$  East, a distance of 26.57 feet to the southeasterly line of said Parcel 4;

THENCE North  $71^{\circ}46'04''$  East, along said southeasterly line and along said southeasterly line of Parcel 2, a distance of 438.64 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM any portion lying northwesterly of a line that is parallel with and distant 33.00 feet southeasterly, as measured at right angles, from the following described line;

DX1445

BEGINNING at the point of intersection of the centerline of El Cerrito Drive with the centerline of Pearblossom Drive as shown by map of Tract 3081, on file in Book 54, Pages 56 through 59 of Maps, records of Riverside County, California; said point being in a non-tangent curve concaving southeasterly, having a radius of 900.00 feet and to which the radius bears South 27°52'40" East;

THENCE southwesterly to the left along said last mentioned curve through a central angle of 10°30' an arc length of 184.93 feet;

THENCE South 51°37'20" West, along a line tangent to the end of said last mentioned curve, a distance of 44.90 feet; the preceding two courses being along the centerline of El Cerrito Drive as shown by said map of Tract 3081;

THENCE South 56°03'20" West, a distance of 84.09 feet to a line that is parallel with and distant 6.50 feet northwesterly, as measured at right angles, from the centerline of El Cerrito Drive as shown by map of Tract 20586, on file in Book 152, Pages 33 through 35 of Maps, records of said Riverside County;


THENCE South 51°37'20" West, along said parallel line, a distance of 234.30 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 900.00 feet;

THENCE southwesterly to the right along said last mentioned curve through a central angle of 11°24'52" an arc length of 179.30 feet;

THENCE South 63°02'12" West, along a line tangent to the end of said last mentioned curve, a distance of 97.96 feet to an intersection with the centerline of Canyon Crest Drive, and the END of this line description.

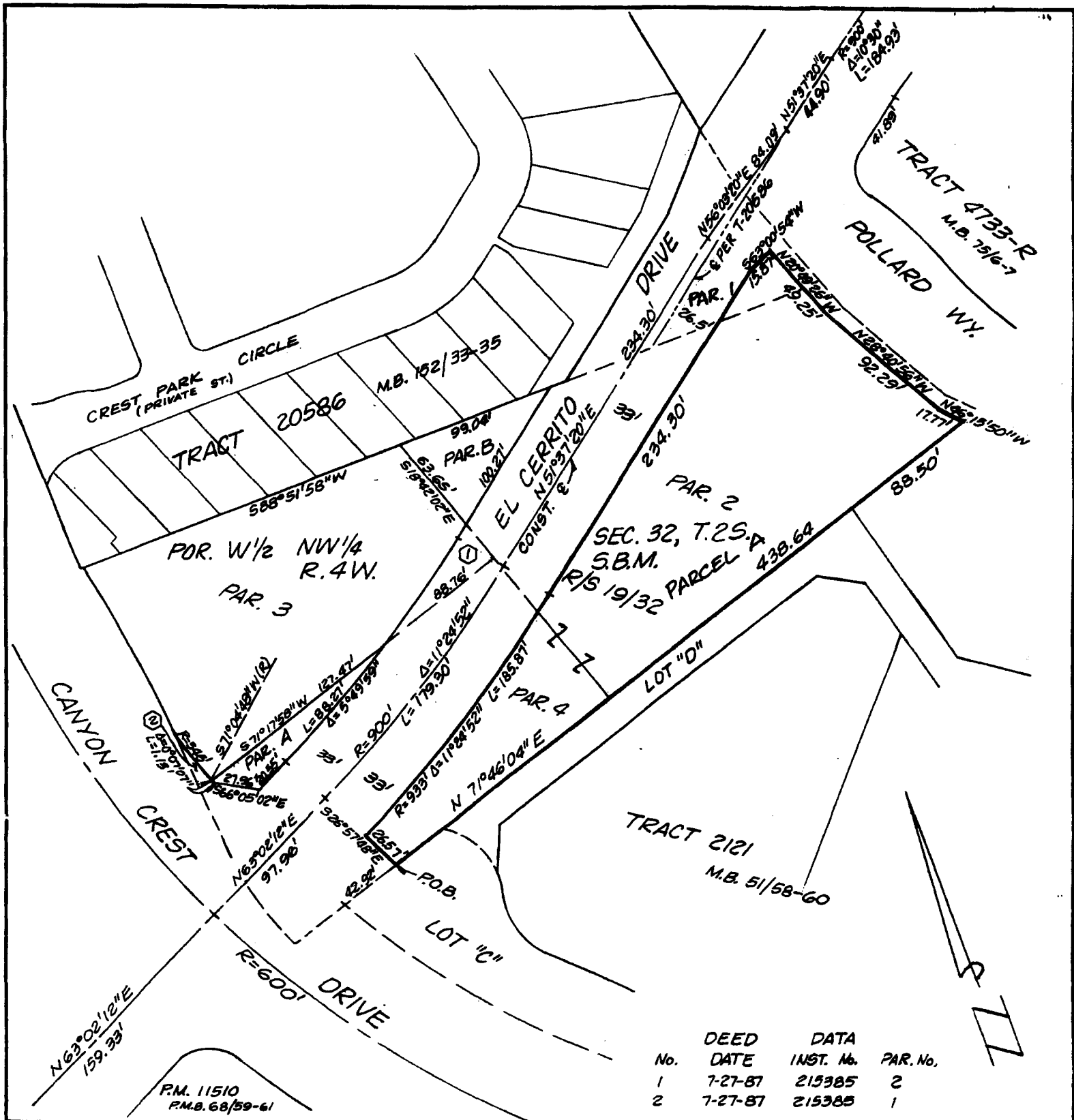
Area – 36,884 square feet.

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

 4/1/06 Prep. \_\_\_\_\_  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/07



DX1445



No.	DEED DATE	DATA INST. No.	PAR. No.
1	7-27-87	215385	2
2	7-27-87	215385	1

• 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

12/24-7

SCALE: 1" = NTS

DRAWN BY K95 DATE 8/4/92

SUBJECT EL CERRITO DRIVE

DX1445