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Project: Mt. Vernon Park

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, hereby GRANTS to VALENCIA HILLS HOMES LTD., a California Limited Partnership,

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

All those portions of the SE 1/4 of the NE 1/4 of Section 20, T. 2 S., R. 4 W., San Bernardino Meridian, as shown by United State Government Survey, more particularly described as follows:

Parcel 1

BEGINNING at the most northerly corner of Lot 5 of Tract 9713-1, as shown by map on file in Book 128, Page 56 of Maps, records of said Riverside County; said corner being the beginning of a non-tangent curve with a radius of 313.00' feet and concaving northwesterly; the radial line of said curve at said beginning bears South 28° 59' 55" East;

THENCE Northeasterly along said curve an arc length of 49.08 feet, thru a central angle of 8° 59' 00" to the end of said curve;

THENCE South 0° 19' 52" East, 101.88 feet to an angle point in the easterly line of said Lot 5;

THENCE North 28° 59' 55" West, along said easterly line 85.55 feet to the point of beginning.

Area - 2,059.11 square feet.

COPY

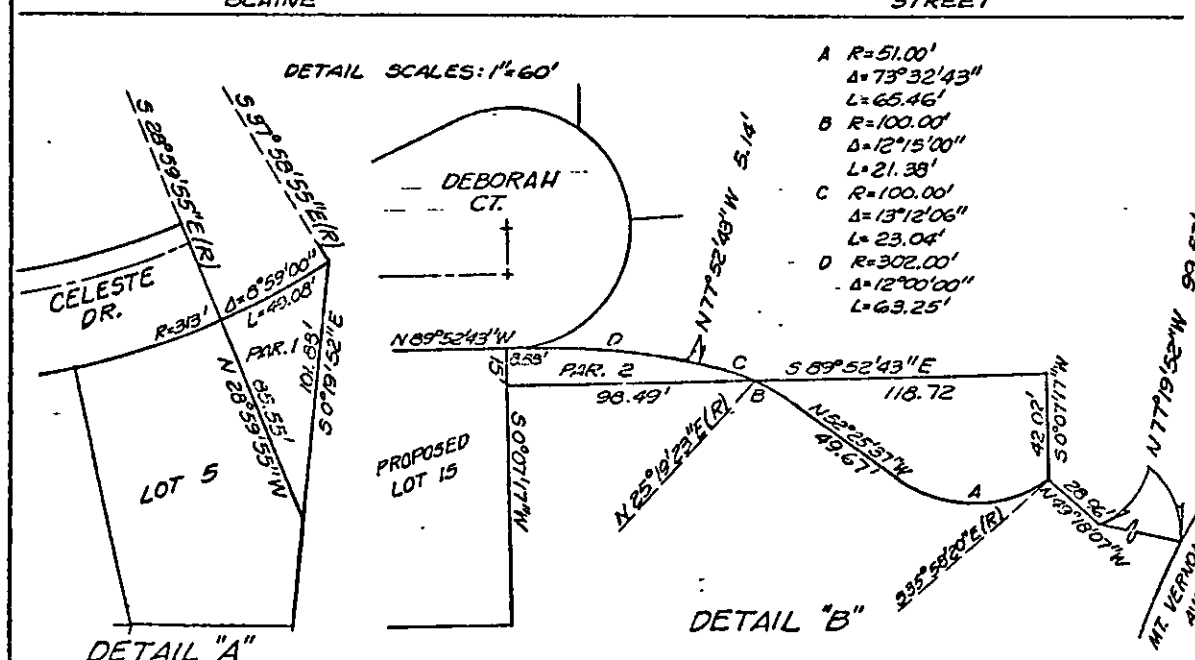
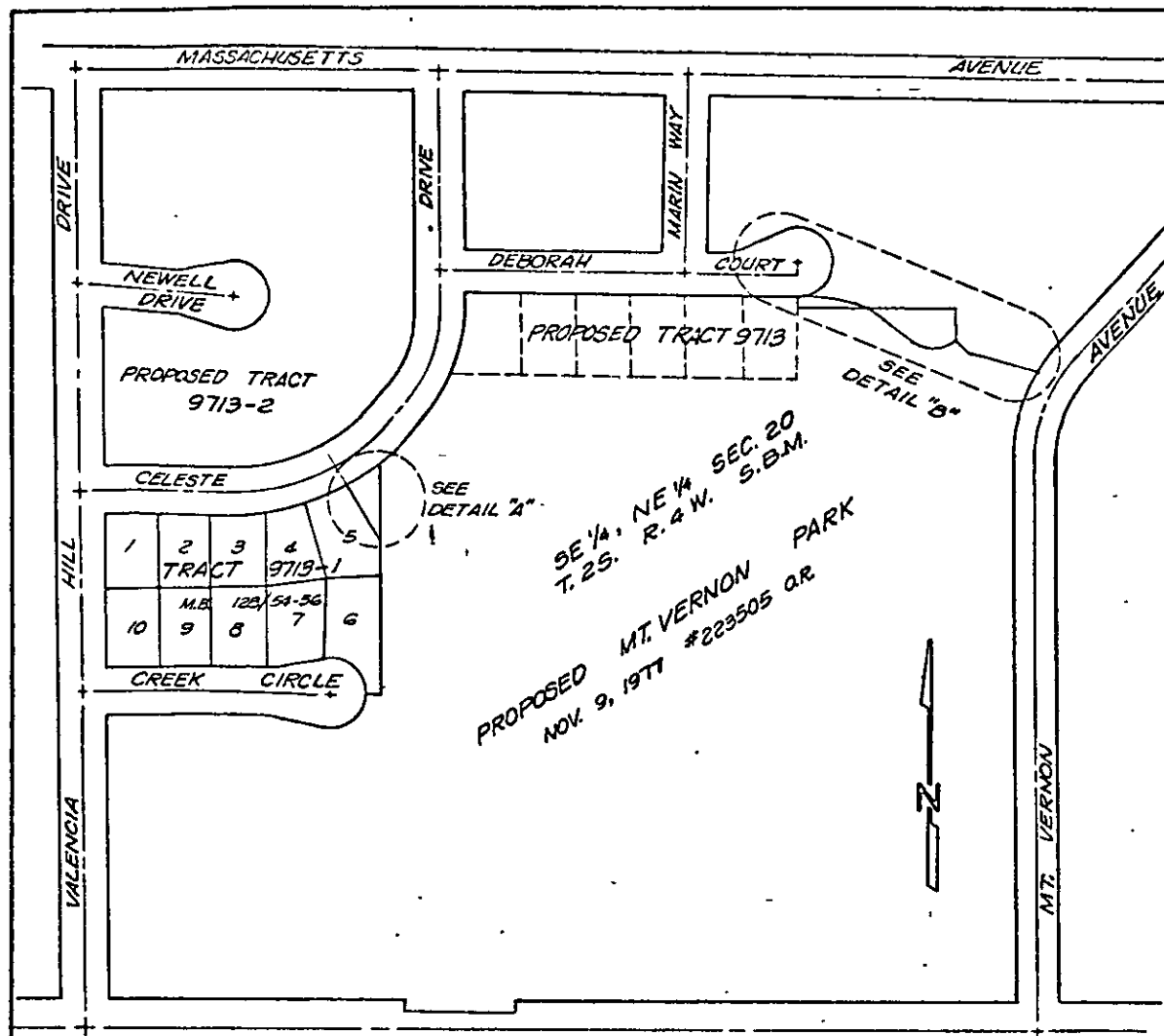
Parcel 2

COMMENCING at the most easterly corner of that certain parcel of land conveyed to the City of Riverside by a deed recorded November 9, 1977 as Instrument No. 223505 of Official Records of Riverside County;

THENCE North 77° 19' 52" West, 99.57 feet;

THENCE North 49° 18' 07" West, 28.96 feet to the beginning of a non-tangent curve with a radius of 51.00 feet and concaving northerly; the radial line of said curve at said beginning bears South 35° 58' 20" East;

THENCE Westerly to the right along said curve an arc length of 65.46 feet, thru a central angle of 73° 32' 43" to a point of tangency;



• 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

SCALE 1" = 200' DRAWN BY A.L. DATE 12/2/83 SUBJECT MT. VERNON PARK SHEET 1 OF 1 12/26-6

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