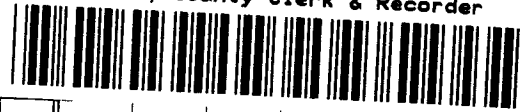


When recorded mail to:

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



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MIE	
	1		6							
								✓	5	
A	R	L				COPY	LONG	REFUND	NCHG	EXA

**FREE RECORDING**

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

**FOR RECORDER'S OFFICE USE ONLY**

Project: Communities Southwest  
Tract 30718 Park Site

AP: 294-020-027,022,025 (PTN)  
TLA: 009-074

D-11  
15102

T  
YS

**GRANT DEED**

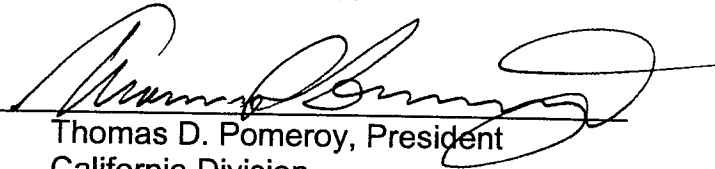
ORANGECREST HILLS. L.P., a Washington Limited Partnership, Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

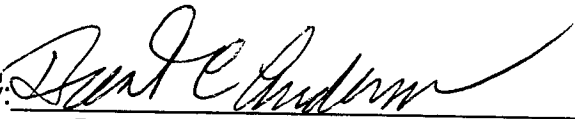
725519-22

Dated February 27, 2003

ORANGECREST HILLS. L.P., a Washington  
Limited Partnership

By: CSW DEVELOPMENT & CONSTRUCTION  
COMPANY, a Washington Corporation  
Its GENERAL PARTNER

By:   
Thomas D. Pomeroy, President  
California Division

By:   
Brent C. Anderson, Senior Vice President  
California Division



2003-204979  
03/25/2003 08 00A  
2 of 6

GENERAL ACKNOWLEDGEMENT

State of California

County of Orange

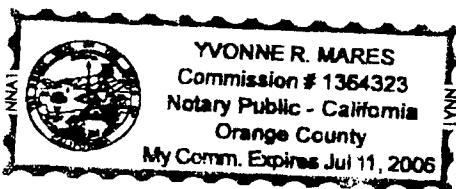
ss

On February 27, 2003, before me Yvonne B. Mares  
(date) (name)

a Notary Public in and for said State, personally appeared

Thomas D. Pomeroy and Brent C. Anderson  
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.

Yvonne B. Mares  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3-18-03

APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE

BY [Signature]  
Attorney

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager  
of the City of Riverside



2003-204979  
03/25/2003 08:00A  
3 of 6

EXHIBIT "A"  
(PARK)

THAT PORTION OF BLOCK 27 OF THE ALESSANDRO TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT NO. 24641 SHOWN ON MAP FILED IN MAP BOOK 251, PAGES 26 TO 28 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG THE EASTERLY LINE OF SAID TRACT NO. 24641 AS FOLLOWS: NORTH 13°51'40" EAST, A DISTANCE OF 258.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 333.00 FEET; NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°58'00" AN ARC DISTANCE OF 52.11 FEET; AND NORTH 04°53'40" EAST, A DISTANCE OF 335.27 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1,033.00 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS NORTH 04°02'37" EAST, SAID CURVE BEING CONCENTRIC WITH THAT CERTAIN CURVE IN THE CENTERLINE OF SIEGAL AVENUE, SHOWN ON SAID TRACT NO. 24641 AS BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 31°02'41" AND AN ARC DISTANCE OF 541.83 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'37" AN ARC DISTANCE OF 70.20 FEET TO THE WESTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT SOUTHERLY 43.00 FEET, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE IN THE NORTHERLY LINE OF TRACT NO. 22275-1 SHOWN ON MAP FILED IN MAP BOOK 209, PAGES 8 TO 11 INCLUSIVE, RECORDS OF SAID RIVERSIDE COUNTY AS HAVING A BEARING AND DISTANCE OF "NORTH 89°51'00" WEST 63.00 FEET"; THENCE ALONG SAID PROLONGATION, SOUTH 89°51'00" EAST, A DISTANCE OF 388.72 FEET TO A LINE PARALLEL WITH AND DISTANT WESTERLY 43.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID TRACT NO. 22275-1; THENCE SOUTH 39°39'20" EAST; A DISTANCE OF 31.24 FEET TO A LINE PARALLEL WITH AND DISTANT WESTERLY 23.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID WESTERLY LINE OF TRACT NO. 22275-1; THENCE ALONG SAID PARALLEL LINE AS FOLLOWS: SOUTH 00°09'00" WEST, A DISTANCE OF 395.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 333.00 FEET; SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°16'18" AN ARC DISTANCE OF 71.32 FEET; AND SOUTH 12°07'18" EAST, A DISTANCE OF 160.07 FEET; THENCE SOUTH 32°00'59" WEST, A DISTANCE OF 29.26 FEET TO A POINT IN THE CURVED NORTHERLY LINE OF ORANGE TERRACE PARKWAY SHOWN ON TRACT NO. 22551 FILED IN MAP BOOK 187, PAGES 62 TO 66 INCLUSIVE, RECORDS OF SAID RIVERSIDE COUNTY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT THEREIN CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1,143.00 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS NORTH 11°06'01" WEST; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 24°57'41" AN ARC DISTANCE OF 497.96 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 76°08'20" WEST, A DISTANCE OF 111.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 356,527 SQUARE FEET OR 8.185 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.



PREPARED UNDER THE SUPERVISION OF:

*Gary W. Dokich* 12/29/02

GARY W. DOKICH, P.L.S. 4693  
LICENSE EXPIRES 9-30-2003

DATE



G:\526106\LEGALS\PARK.DOC

DESCRIPTION APPROVAL

1/9/03

*for*

*Walter R. Frye*  
SURVEYOR, CITY OF RIVERSIDE by *—*



2003-204979  
03/25/2003 08:00A  
5 of 6

15102

SIEGAL AVENUE

EXHIBIT "B"

SHEET 1 OF 1 SHEETS

PARK SITE

N 4°00'24" E RAD

$\Delta=3°51'24"$   
R=990.00' L=66.64'

N 89°51'00" W  
63.00'

N 89°51'00" W 431.72'

N 89°51'00" W 431.72'  
N 89°51'00" W 431.72'

$\Delta=31°02'41"$   
R=1000.00' L=541.83

N 89°51'00" W 388.72'

N 39°39'20" W  
31.24'

$\Delta=3°51'56"$   
R=1000.00' L=67.47'

$\Delta=3°53'37"$   
R=1033.00' L=70.20'

ABRAMS DRIVE

JUNE COURT

SCALE 1" = 100'

TRACT NO. 24641  
M.B. 251/26-28

BLOCK 27  
THE ALESSANDRO TRACT  
M.B. 6/13 S.B. CO.

$\Delta=8°58'00"$   
R=333.00' L=52.11'

$\Delta=12°16'18"$   
R=310.00' L=66.40'

$\Delta=12°16'18"$   
R=333.00' L=71.32'

P.O.B.  
SE'LY CORNER TRACT NO. 24641

ORANGE TERRACE PARKWAY

N 76°08'20" W  
111.69'

N 32°00'59" E  
29.26'

$\Delta=1°01'17"$   
L=20.37'

$\Delta=24°57'41"$  R=1143.00' L=497.96'

$\Delta=25°58'58"$  R=1143.00' L=518.33'

N 77°52'42" E  
23.00'

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

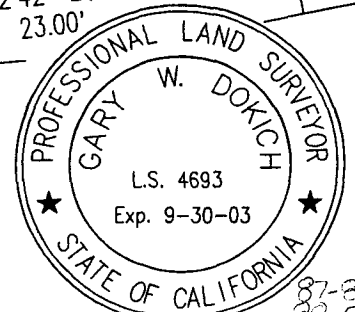
PREPARED UNDER THE SUPERVISION OF:

*Gary W. Dokich*  
GARY W. DOKICH / L.S. 4693 (EXPIRES 9/30/99)

TRACT NO. 22551  
M.B. 187/62-66

LEGEND

INDICATES PARK BOUNDARY



03/25/2003 08:00A  
6 of 6



87-3  
33-7