

When recorded mail to:

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

DOC # 2004-0487139

06/24/2004 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



FREE RECORDING

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

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Project: PW04-0098 Tract 30907
APN: 210-080-006

D - 15347

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GRANT DEED



YH RIVERSIDE 30907 LLC, a California Limited Liability Company , 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.

Dated May 17, 2004

YH RIVERSIDE 30907 LLC,
a California Limited Liability Company
By: Young Homes, LLC, a California Limited Liability Company, Manager
By: Reggie King *Reggie King*

Title Chief Executive Officer

By: Jack H. Young *Jack H. Young*

Title Secretary



GENERAL ACKNOWLEDGEMENT

State of California

County of San Bernardino } ss

On May 17, 2004 before me Christy Skinner
(date) (name)

a Notary Public in and for said State, personally appeared

Reggie King and Jack H. Young
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.

Christy Skinner
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. 20534 of said City Council adopted September 23, 2003 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 6/22/04

CITY OF RIVERSIDE

By: Mel Gutierrez

Administrative Services Manager

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY: [Signature]
Deputy City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LOT 11 OF THE GREEN'S SUBDIVISION RECORDED IN MAP BOOK 11, PAGE 29, RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, EXCEPTING THAT PORTION CONDEMNED FOR RAIL ROAD RIGHT OF WAY UNDER THE SUPERIOR COURT RECORDED IN BOOK 5438 PAGES 331 OR 403, OFFICIAL RECORD. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 11
THENCE: South 75°00'26" East ALONG THE SOUTHERLY LINE OF SAID LOT 11 A DISTANCE OF 588.08 FEET TO THE TRUE POINT OF BEGINNING,
THENCE: CONTINUING ALONG SAID LINE A DISTANCE OF 8.68 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 5679.65 FEET A RADIAL THROUGH SAID POINT BEARS North 51°49'00" West SAID POINT BEING ON THE WESTERLY LINE OF THE 50 FOOT ONE-HALF WIDTH OF THE AT & SF RAIL ROAD RIGHT OF WAY,
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°03'10" AN ARC LENGTH OF 5.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 11, A RADIAL THROUGH SAID POINT BEARS North 51°52'10" West,
THENCE: North 00°10'50" East ALONG SAID EASTERLY LINE A DISTANCE OF 13.19 FEET,
THENCE: South 37°44'37" West A DISTANCE OF 19.03 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS APPROXIMATELY 97.3 SQUARE FEET

SEE ATTACHED EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF.

PREPARED BY:

**LINVILLE CIVIL ENGINEERS
LAND SURVEYORS INC.**

1372 FOREST STREET
UPLAND, CA. 91784
(909) 989-3922



Kenneth N. Linville

KENNETH N. LINVILLE
R.C.E. 20300, EXPIRES 9-30-05

5/7/04

DATE

~~DEPENDENCE ADDRESS~~ *5/11/04*

FOR *[Signature]*
SURVEYOR STATE OF CALIFORNIA

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3 of 4

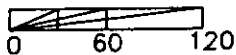


EXHIBIT "B"

PORTION OF: A.P.N. 210-080-006

MARLBOROUGH AVENUE

LOT 11
GREEN'S - SUBDIVISION
M.B. 11, PAGE 29



SCALE 1"=120'

2004-0487139
85/24/2004 08:06A
4 of 4



P.O.B.
SOUTHWESTERLY CORNER
LOT 11, M.B. 11/29.

SOUTHERLY LINE LOT 11
M.B. 11/29.

S75°00'26"E
588.08'

WESTERLY RIGHT OF WAY,
A.T. & S.F. R/R R/W

PARCEL 1
T.P.O.B.

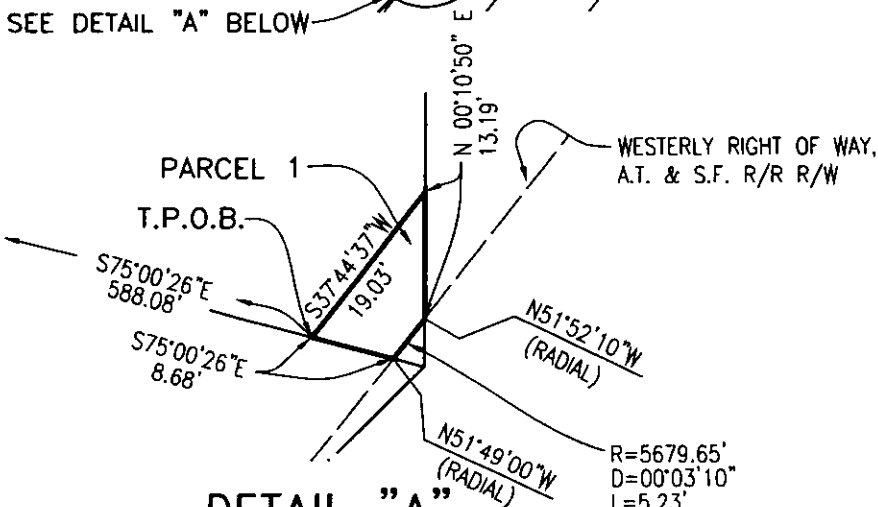
EASTERLY LINE LOT 11
M.B. 11/29.

5'
A.T. & S.F. RAIL ROAD RIGHT OF WAY

SEE DETAIL "A" BELOW



MAP SHALL ACCOMPANY
LEGAL DESCRIPTION



DETAIL "A"

SCALE: 1"=20'

26-3