

When recorded mail to:

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

DOC # 2007-0020304

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

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



FREE RECORDING

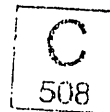
This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

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Project: Emerald Meadows

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

D - 15924



GRANT DEED

**SUNCAL EMERALD MEADOWS LLC, a Delaware limited liability company**, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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 County of Riverside, State of California.

**THIS GRANT DEED BACK TO THE ORIGINAL GRANTOR OF THE PROPERTY, THE CITY OF RIVERSIDE, AND THE GRANT DEED RECORDED SUBSEQUENTLY HEREWITH BACK TO SUNCAL EMERALD MEADOWS LLC, 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.**

15924



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

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000  
<http://riverside.asrclkrcc.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  
POR CITY OF RIVERSIDE, T2S, R.5W.

N32°02'45"E

278.6'

677.77'

278.6'

3652

Date:

\_\_\_\_\_

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: \_\_\_\_\_

Signature: \_\_\_\_\_

*M. J. Lewis*

Print Name: \_\_\_\_\_

M. J. LEWIS



Dated \_\_\_\_\_

**SUNCAL EMERALD MEADOWS**, a  
Delaware limited liability company

By \_\_\_\_\_

By \_\_\_\_\_

(print name)

(print name)

Title \_\_\_\_\_

Title \_\_\_\_\_

**GENERAL ACKNOWLEDGEMENT**

State of California

County of Orange } ss

On 11-3-12, before me Brady McDermott  
(date) (name)

a Notary Public in and for said State, personally appeared

Brady McDermott  
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

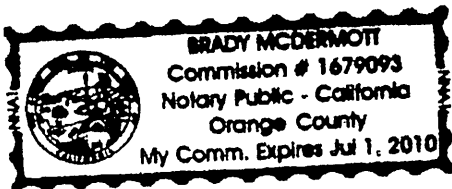
The party(ies) executing this document is/are representing:

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

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.

Brady  
Signature



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**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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 11/15/06

**CITY OF RIVERSIDE**

By Amelia M. Valera

EMERALD MEADOWS CORRECTION DEED IN.DOC

APPROVED AS TO FORM

[Signature]  
SUPERVISOR, CITY ATTORNEY



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EXHIBIT "A"

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

ALL THOSE PORTIONS OF LOTS 2 AND 3 AS SHOWN BY AMENDED MAP OF INDIAN HILL TRACT RECORDED IN BOOK 10 OF MAPS, AT PAGE 3 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT J AS SHOWN BY SAID AMENDED MAP OF INDIAN HILL TRACT, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED IN BOOK 1074 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 193 THEREOF;

THENCE NORTH 24° 27' 20" EAST ALONG THE EASTERLY LINE OF SAID LOT 2, AND THE BOUNDARY LINE OF THE PARCEL CONVEYED TO THE CITY AS AFORESAID, A DISTANCE OF 1465.34 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 81° 59' 20" EAST ALONG THE EASTERLY LINE OF SAID LOT 2, AND THE BOUNDARY LINE OF THE PARCEL CONVEYED TO THE CITY AS AFORESAID, A DISTANCE OF 903.94 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN AN ACTION TO CONDEMN FEE TITLE, COMMENCED MARCH 8, 1956, ENTITLED "RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT VS. CITY OF RIVERSIDE, ET AL." NOTICE OF THE PENDENCY OF SAID ACTION WAS RECORDED MARCH 8, 1956, IN BOOK 1877 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 1 THEREOF;

THENCE NORTH 44° 43' 12" EAST ALONG THE NORTHWESTERLY LINE OF THE PARCEL SO CONDEMNED, A DISTANCE OF 82.35 FEET TO THE MOST NORTHERLY CORNER THEREOF, SAID CORNER BEING ON THE SOUTHWESTERLY LINE OF THE CRESCENT CITY RAILWAY RIGHT OF WAY AS SHOWN ON SAID MAP;

THENCE NORTH 33° 45' 33" WEST ALONG SAID RAILWAY RIGHT OF WAY LINE AND THE NORTHEASTERLY LINE OF THE PARCEL CONVEYED TO THE CITY AS AFORESAID, A DISTANCE OF 684.31 FEET TO A POINT THEREON, SAID POINT BEING THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO FRANK AND MARY ADAMS BY DEED RECORDED IN BOOK 1224 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 397 THEREOF;

THENCE SOUTH 46° 39' WEST ALONG THE WESTERLY LINE OF THE PARCEL CONVEYED TO THE CITY AS AFORESAID, A DISTANCE OF 1066.51 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE, SAID POINT ALSO BEING AN ANGLE POINT ON THE BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO CHARLES AND VIOLET DOEPEL BY DEED RECORDED IN BOOK 1378 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 517

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THEREOF;

THENCE SOUTH 81° 42' 10" WEST ALONG THE WESTERLY LINE OF THE PARCEL CONVEYED TO THE CITY AS AFORESAID, A DISTANCE OF 228.62 FEET TO A POINT THEREON;

THENCE SOUTH 31° 31' 47" WEST, A DISTANCE OF 154.00 FEET;

THENCE SOUTH 35 ° 38' 11" WEST, A DISTANCE OF 3816.57 FEET;

THENCE NORTH 54° 21' 49" WEST, A DISTANCE OF 153.01 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THAT CERTAIN LEVEE RIGHT OF WAY CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED IN BOOK 390 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 475 THEREOF;

THENCE NORTH 15° 51' 10" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 507.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 24,140.37 FEET (RECORDED AS 20,070.00 FEET);

THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02° 47' 52" (RECORDED AS 03° 22' 00"), AN ARC DISTANCE OF 1178.78 FEET TO THE END THEREOF, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 75° 56' 42" WEST;

THENCE NORTH 19° 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 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 193 THEREOF, 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 OF DEEDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 178 THEREOF;

THENCE SOUTH 32° 02' 45" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 620.32 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THAT CERTAIN LEVEE RIGHT OF WAY CONVEYED TO THE COUNTY OF RIVERSIDE AS AFORESAID;

THENCE 13° 03' 18" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 86.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 24,020.37 FEET (RECORDED AS 19,950.00 FEET);

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02° 47' 52" (RECORDED AS 03° 22' 00"), AN ARC DISTANCE OF 1172.92 FEET TO THE END THEREOF;

THENCE SOUTH 15° 51' 10" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE,

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A DISTANCE OF 2144.88 FEET TO A POINT THEREON, SAID POINT BEING THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED IN BOOK 409 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 194 THEREOF;

THE LAST FOUR COURSES AND DISTANCES FOLLOW THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED IN BOOK 1074 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 193 THEREOF;

THENCE SOUTH 06° 07' 25" WEST ALONG THE EASTERLY LINE OF SAID LAST MENTIONED PARCEL CONVEYED TO THE COUNTY OF RIVERSIDE, A DISTANCE OF 605.42 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED AS PARCEL NO. 2 TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 55 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 74 THEREOF, DISTANT THEREON NORTH 57° 36' 50" WEST, A DISTANCE OF 342.32 FEET FROM THE BEGINNING OF A CURVE IN SAID NORTHEASTERLY LINE CONCAVE TO THE NORTH, HAVING A RADIUS OF 450.00 FEET;

THENCE SOUTH 57° 36' 50" EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 342.32 FEET TO THE BEGINNING OF SAID CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 450.00 FEET;

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE AND ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34° 49' 14", AN ARC DISTANCE OF 273.48 FEET TO A POINT THEREON, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 02° 26' 04" WEST;

THENCE NORTH 35° 38' 11" EAST, A DISTANCE OF 165.25 FEET;

THENCE SOUTH 54° 21' 49" EAST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 35° 38' 11" EAST, A DISTANCE OF 2299.10 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO A. D. AND RUBY CLARK BY DEED RECORDED IN BOOK 1308 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 497 THEREOF, DISTANT THEREON SOUTH 05° 54' 30" WEST, A DISTANCE OF 622.39 FEET FROM AN ANGLE POINT IN SAID WESTERLY LINE, SAID POINT BEING ON THE EASTERLY LINE OF SAID PARCEL CONVEYED TO SAID CITY BY SAID DEED RECORDED IN BOOK 1074 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 193 THEREOF;

THENCE NORTH 05° 54' 30" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 622.39 FEET TO SAID ANGLE POINT, SAID ANGLE POINT BEING ON THE NORTHWESTERLY LINE OF SAID LOT 3 OF AMENDED MAP OF INDIAN HILL TRACT;

THENCE NORTH 24° 27' 20" EAST ALONG THE NORTHWESTERLY LINE OF SAID



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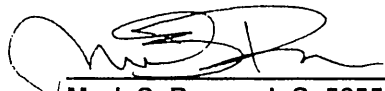

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LOT 3, AND THE EASTERLY LINE OF SAID LAST MENTIONED PARCEL CONVEYED TO THE CITY OF RIVERSIDE, A DISTANCE OF 1786.51 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE DESCRIBED PROPERTY IS, ALSO SHOWN ON RECORD OF SURVEY MAP RECORDED IN RECORD OF SURVEY BOOK 26, PAGES 88 THROUGH 92 INCLUSIVE.

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

 10/6/06 Date Prep. 

Mark S. Brown, L.S. 5655  
License Expires 9/30/07



5.8 ACRE KITASATO.DOC

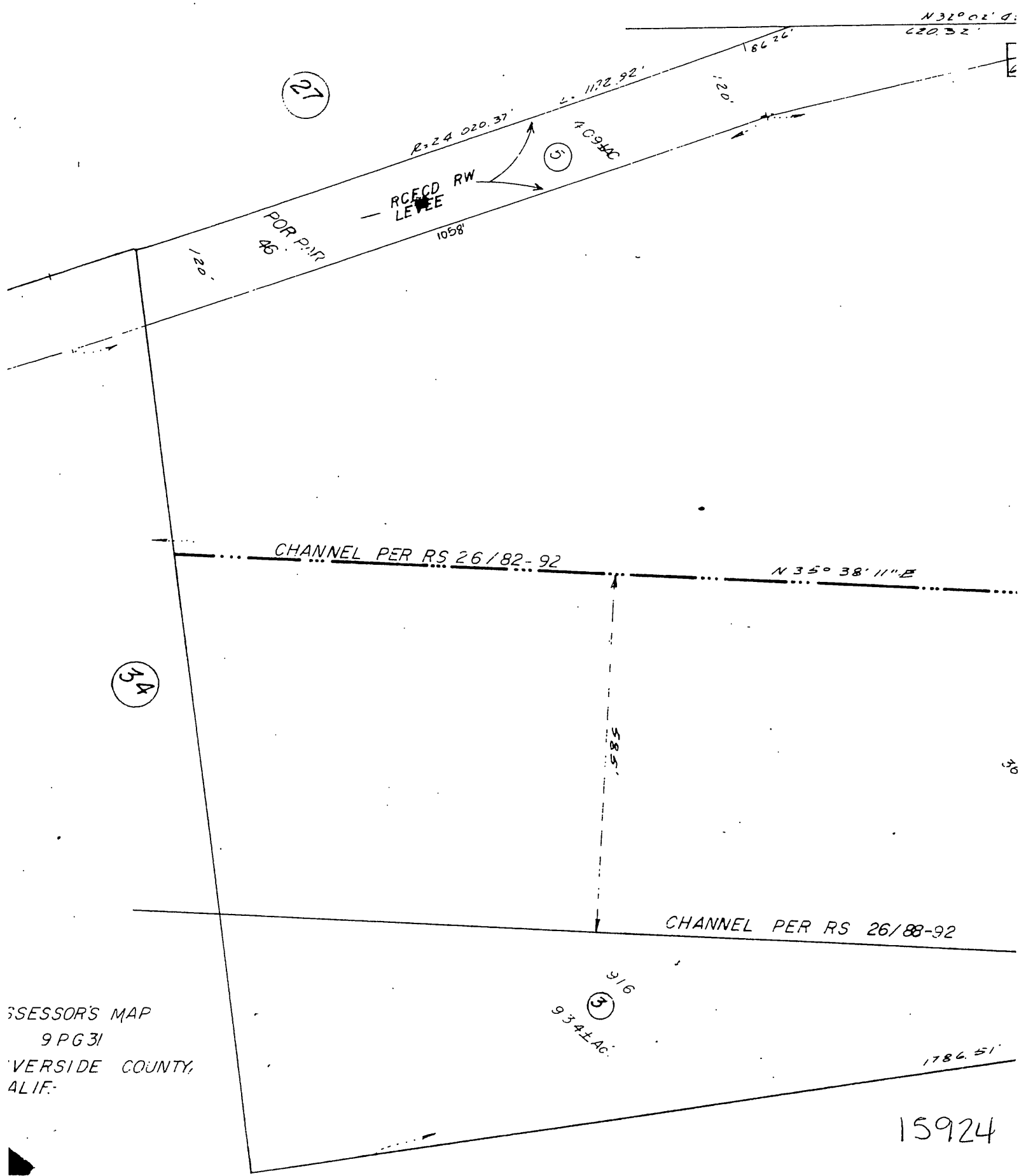


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# POR RUBIDOUX R. POR CITY OF RIVERSIDE



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

15924

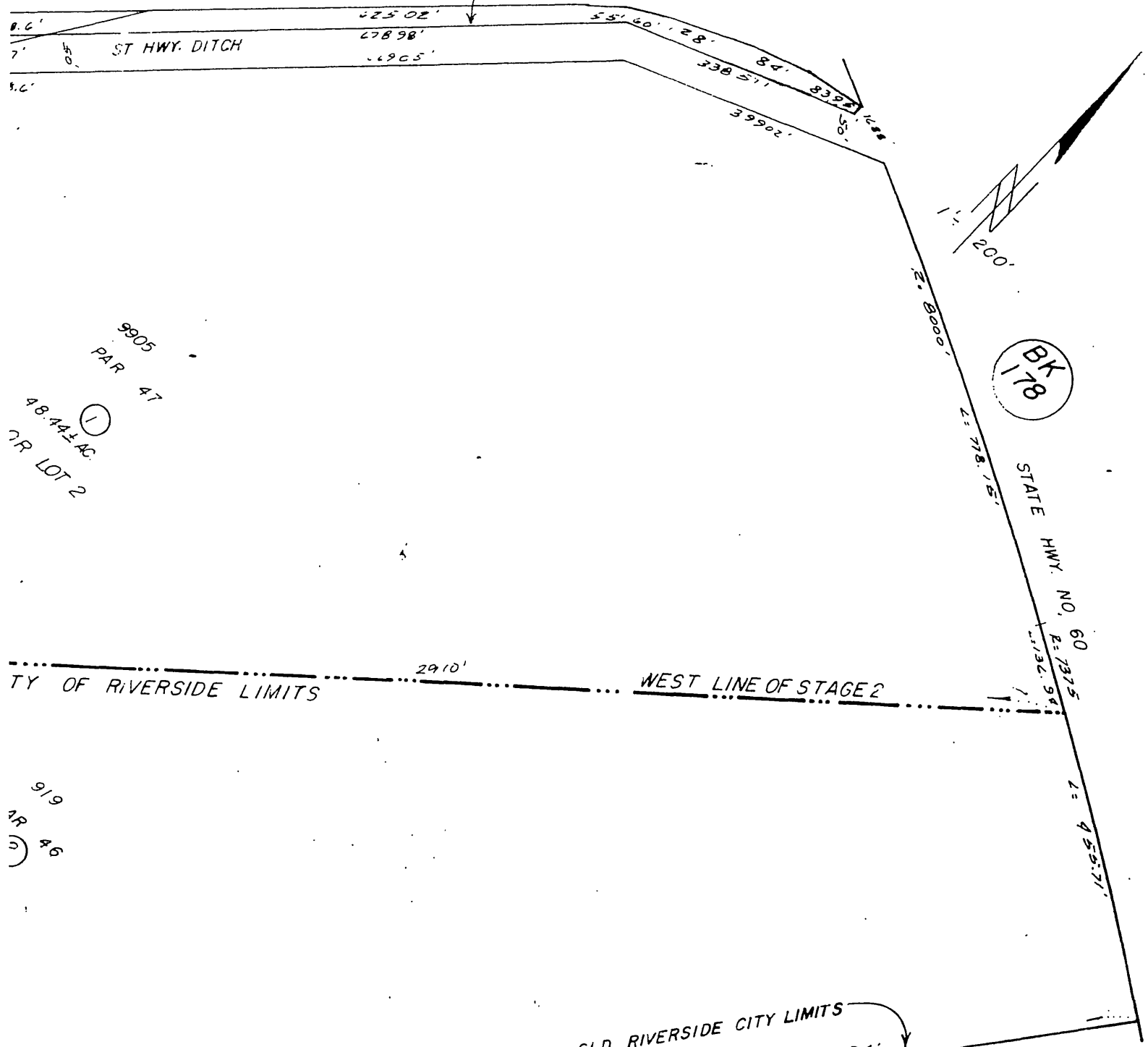
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179-31

T.R.A. 05  
919  
916

CHO  
T.2S., R.5W.

BK  
178

0.83 AC  
7



9905  
PAR 47  
48.44 AC  
7R LOT 2

BK  
178

STATE HWY. NO. 60  
E. 7375  
1132.94'

TY OF RIVERSIDE LIMITS

WEST LINE OF STAGE 2

919  
AR 46

OLD RIVERSIDE CITY LIMITS

N 28° 35' 09" E

N 24° 27' 20" E

MB10/3 Indian Hill Tr.

DATA: RS26/88.92  
RCFCD DWG NO. 1-3, 1-116  
ST. HWY NO. 60 DWG 907575

BK  
207



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DATE	OLD NO.	NEW NO.

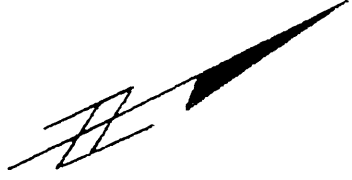
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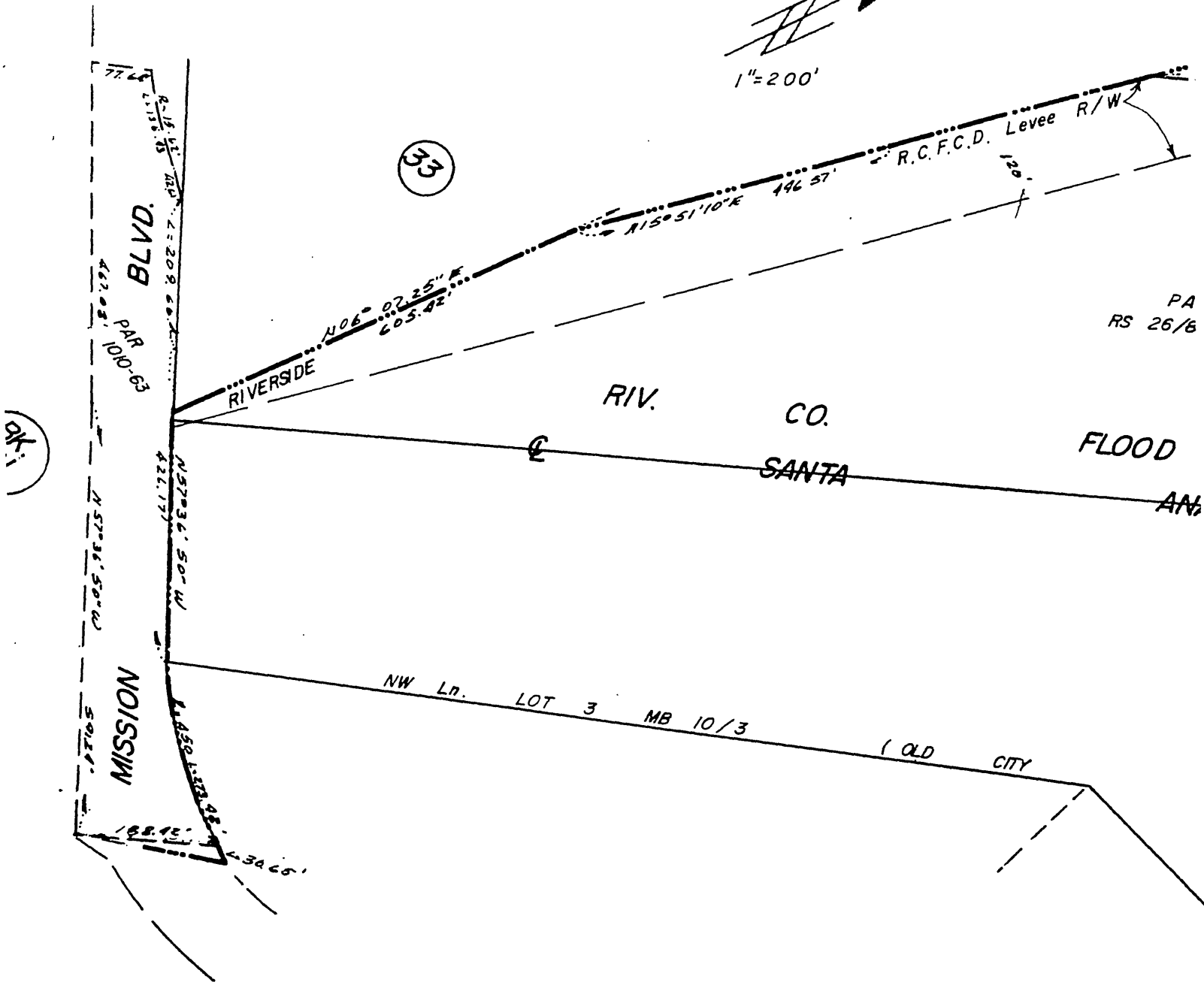


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# POR. RUBIDOUX RA (POR. CITY OF RIV)



1"=200'



33

PK 1

PA  
RS 26/6

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

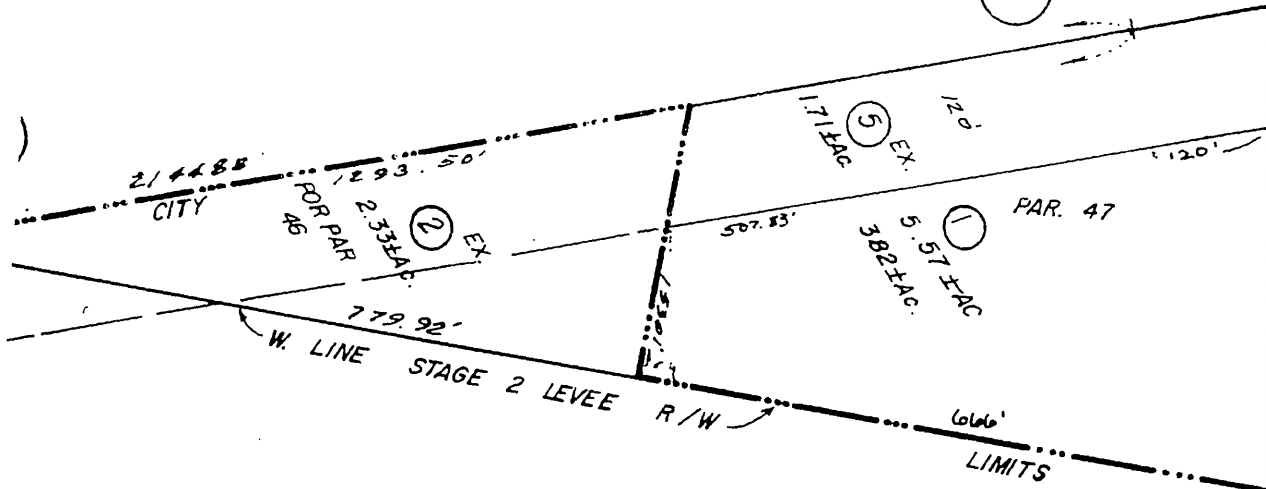
HO T.2S.R.5 W.  
SIDE

T.R.A. 932, 919, 916,  
9905, 8808

7-10-1,-2

179-34

(27)



POR LOT 2  
(3) EX.  
29.89± AC

CONTROL RIVER R/W

(31)

(4) EX.  
30.84± AC

RECEIVED  
AUG 06 1992  
DEPT. OF PUBLIC WORKS

LIMITS

Ln.

23-2

BK 207

M.B. 10/3 Amended Map Indian Hill Tract

DATE	OLD NO	NEW NO.
7/92	6	T-ST.



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01/10/2007 09:00  
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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>

### NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: BRADY MC DERMOTT

Commission #: 1679093

Place of Execution: ORANGE COUNTY

Date Commission Expires: 1-1-2010

Date: M J Lewis 1-

Signature: M J Lewis

Print Name: M. J. LEWIS

