

When recorded mail to:

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

DOC # 2007-0405085
06/21/2007 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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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FOR RECORDER'S OFFICE USE ONLY

Project: P05-0616
APN: 253-260-038, -039 & -040
Address:

D -



GRANT DEED

JIM D. GUTHRIE, Trustee of the JIM D. GUTHRIE TRUST dated November 9, 2005,
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 5-4-07

JIM D. GUTHRIE, Trustee of the JIM D. GUTHRIE TRUST dated November 9, 2005

JIM D. GUTHRIE, Trustee



GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside }

ss

On 5-4-07, before me Linda A. Thress
(date) (name)

a Notary Public in and for said State, personally appeared

JUD D. BOYD
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.



Linda A. Thress
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 §21027)

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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 5/22/07

CITY OF RIVERSIDE

APPROVED AS TO FORM

[Signature]
SUPERVISOR

By: Amelia M. Vailin

Print Name: Amelia M. Vailin

EXHIBIT A

LOTS 9, 10, AND 11 OF TRACT NO. 28170 AS SHOWN BY MAP ON FILE IN BOOK 270 OF MAPS, AT PAGES 11 THROUGH 13, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THOSE PORTIONS INCLUDED IN THE PARCELS DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT A POINT ON THE WESTERLY LINE OF LOCHMOOR DRIVE AS SHOWN ON SAID MAP, BEING THE SOUTHERLY TERMINUS OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING RADIUS OF 432.00 FEET AND TO WHICH A RADIAL BEARS SOUTH 69° 35' 35" EAST;

THENCE SOUTH 20° 24' 25" WEST, ALONG SAID LOCHMOOR DRIVE, A DISTANCE OF 56.89 FEET;

THENCE NORTH 81° 42' 39" WEST, A DISTANCE OF 245.18 FEET;

THENCE NORTH 50° 33' 49" EAST, A DISTANCE OF 17.43 FEET;

THENCE NORTH 22° 44' 59" EAST, A DISTANCE OF 215.40 FEET;

THENCE SOUTH 85° 01' 20" EAST, A DISTANCE OF 192.85 FEET TO A POINT ON THE WESTERLY LINE OF LOCHMOOR DRIVE, AS SHOWN ON SAID MAP, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 432.00 FEET AND TO WHICH A RADIAL BEARS NORTH 84° 10' 55" EAST;

THENCE SOUTHERLY ALONG SAID CURVE AND ALONG SAID LOCHMOOR DRIVE, THROUGH A CENTRAL ANGLE OF 26° 13' 40", A DISTANCE OF 197.75 FEET TO THE POINT OF BEGINNING.

PARCEL 2

COMMENCING AT A POINT ON THE WESTERLY LINE OF LOCHMOOR DRIVE AS SHOWN ON SAID MAP, BEING THE SOUTHERLY TERMINUS OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING RADIUS OF 432.00 FEET AND TO WHICH A RADIAL BEARS SOUTH 69° 35' 35" EAST;

THENCE SOUTH 20° 24' 25" WEST, ALONG SAID LOCHMOOR DRIVE, A DISTANCE OF 56.89 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 81° 42' 39" WEST, A DISTANCE OF 245.18 FEET;



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THENCE SOUTH 50° 33' 49" WEST, A DISTANCE OF 113.38 FEET;

THENCE SOUTH 00° 29' 50" EAST, A DISTANCE OF 83.00 FEET;

THENCE SOUTH 49° 41' 24" EAST, A DISTANCE OF 62.00 FEET;

THENCE SOUTH 85° 26' 41" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 80° 19' 37" EAST, A DISTANCE OF 140.00 FEET TO A POINT ON THE WESTERLY LINE OF LOCHMOOR DRIVE, AS SHOWN ON SAID MAP, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 498.00 FEET AND TO WHICH A RADIAL BEARS NORTH 78° 18' 09" WEST;

THENCE NORTHERLY ALONG SAID CURVE AND ALONG SAID LOCHMOOR DRIVE, THROUGH A CENTRAL ANGLE OF 8° 42' 34" A DISTANCE OF 75.70 FEET;

THENCE NORTH 20° 24' 25" EAST, A DISTANCE OF 124.81 FEET TO THE POINT OF BEGINNING.

PARCEL 3

COMMENCING AT A POINT ON THE WESTERLY LINE OF LOCHMOOR DRIVE AS SHOWN ON SAID MAP, BEING THE SOUTHERLY TERMINUS OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING RADIUS OF 432.00 FEET AND TO WHICH A RADIAL BEARS SOUTH 69° 35' 35" EAST;

THENCE SOUTH 20° 24' 25" WEST, ALONG SAID LOCHMOOR DRIVE, A DISTANCE OF 56.89 FEET;

THENCE NORTH 81° 42' 39" WEST, A DISTANCE OF 245.18 FEET;

THENCE SOUTH 50° 33' 49" WEST, A DISTANCE OF 113.38 FEET;

THENCE SOUTH 00° 29' 50" EAST, A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 49° 41' 24" EAST, A DISTANCE OF 62.00 FEET;

THENCE SOUTH 85° 26' 41" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 80° 19' 37" EAST, A DISTANCE OF 140.00 FEET TO A POINT ON THE WESTERLY LINE OF LOCHMOOR DRIVE, AS SHOWN ON SAID MAP, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 498.00 FEET AND TO WHICH A RADIAL BEARS NORTH 78° 18' 09" WEST;



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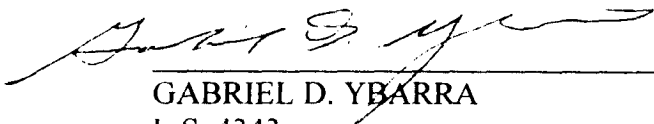
THENCE SOUTHERLY ALONG SAID CURVE AND ALONG SAID LOCHMOOR DRIVE, THROUGH A CENTRAL ANGLE OF 44° 34' 39", A DISTANCE OF 387.46 FEET TO A POINT ON SAID CURVE TO WHICH A RADIAL BEARS SOUTH 57° 07' 13" WEST;

THENCE SOUTH 59° 05' 43" WEST, A DISTANCE OF 227.71 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 12 WHICH BEARS SOUTH 36° 05' 35" EAST, A DISTANCE OF 282.00 FEET FROM THE ANGLE POINT IN THE SOUTHWESTERLY AND SOUTHERLY LINE OF SAID LOT 11;

THENCE NORTH 36° 05' 35" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 12 AND 11, A DISTANCE OF 282.00 FEET TO SAID ANGLE POINT;

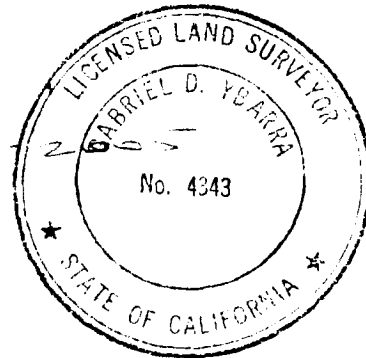
THENCE NORTH 04° 40' 43" EAST, A DISTANCE OF 331.49 FEET TO THE POINT OF BEGINNING.

PREPARED UNDER THE SUPERVISION OF:



GABRIEL D. YBARRA
L.S. 4343
REG. EXPIRES 06-30-06

9-23-2005
DATE



DESCRIPTION APPROVAL:

BY:  9/23/05
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



PLAT

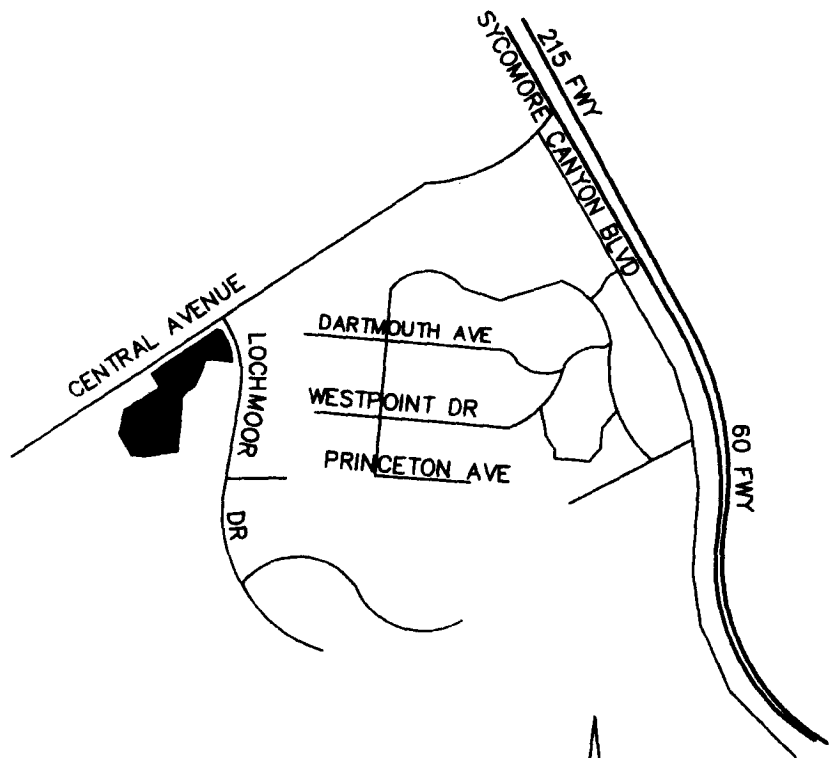
THE A PORTION OF LOTS 9, 10 & 11 OF TRACT No. 28170, AS SHOWN BY MAP ON FILE IN BOOK 270 OF MAPS AT PAGES 11-13, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PREPARED BY:

ACTION SURVEYS
1045 MAIN STREET, STE. 102
RIVERSIDE, CA 92501
(951) 686-6166
(951) 686-6901 FAX

PREPARED FOR:

JIM GUTHRIE CONSTRUCTION
4225 GARNER ROAD
RIVERSIDE, CA 92501
(951) 781-0640



PREPARED UNDER THE SUPERVISION OF:

Gabriel D. Ybarra 9.23.2007
GABRIEL D. YBARRA L.S. 4343 DATE

SECTION 32
T. 2 S., R 4W



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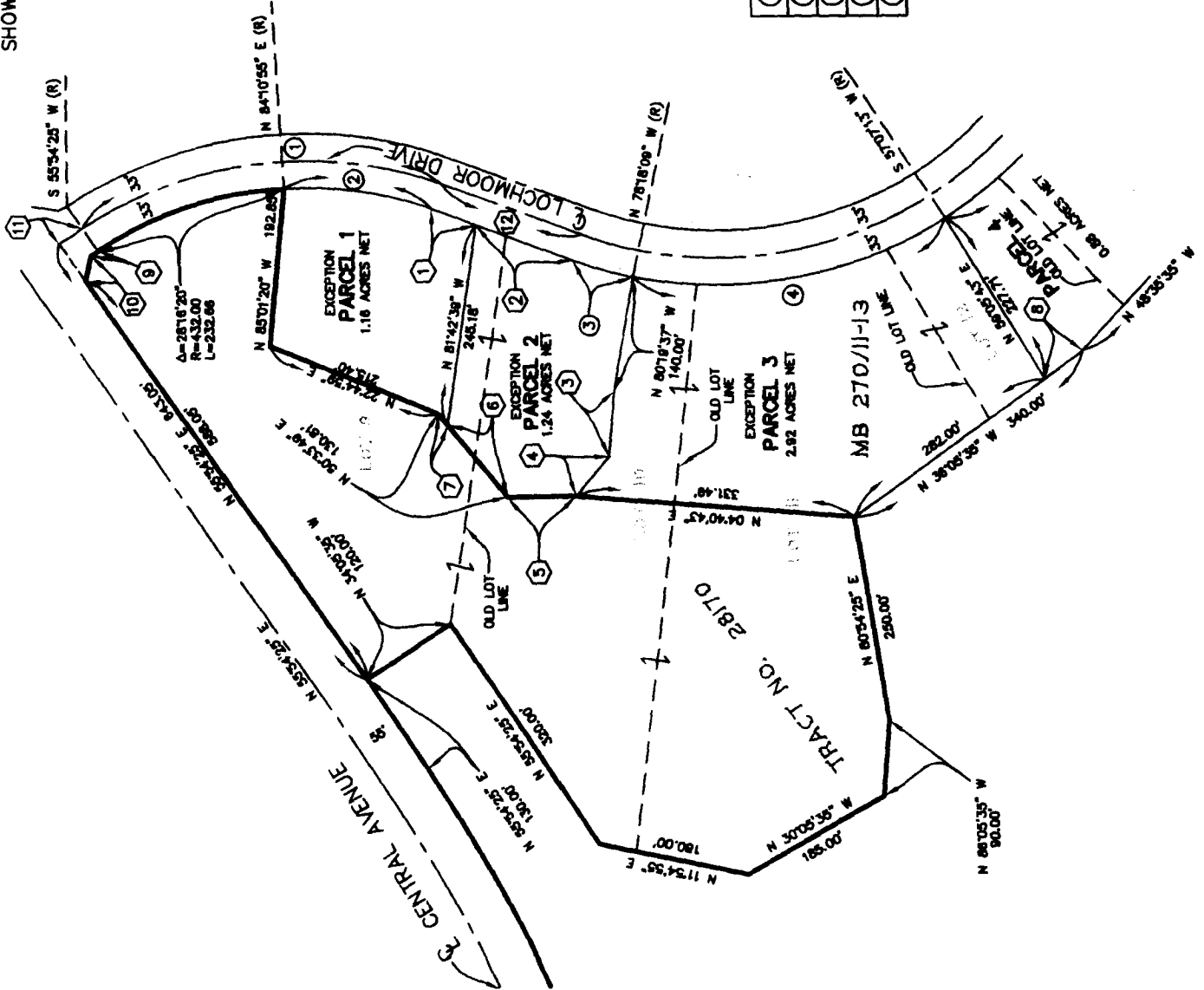
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PLAT

THE A PORTION OF LOTS 9, 10 & 11 OF TRACT No. 28170, AS SHOWN BY MAP ON FILE IN BOOK 270 OF MAPS AT PAGES 11-13, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



SCALE: 1" = 200'



LINE DATA

(N)	BEARING	DISTANCE
1	N 20°24'25" E	56.89'
2	N 20°24'25" E	124.81'
3	N 85°26'41" W	80.00'
4	N 49°41'24" W	62.00'
5	N 00°29'50" W	83.00'
6	N 50°33'49" E	113.38'
7	N 50°33'49" E	17.43'
8	N 36°05'35" W	58.00'
9	N 34°05'35" W	10.03'
10	N 77°49'12" W	31.83'
11	N 34°05'35" W	33.03'
12	N 20°24'25" E	181.70'

CURVE DATA

(N)	DELTA	RADIUS	LENGTH	TANGENT
1	54°30'00"	465.00'	442.31'	239.49'
2	23°38'32"	432.00'	178.26'	90.42'
3	8°42'34"	498.00'	75.70'	37.92'
4	44°34'36"	498.00'	387.46'	204.13'

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