

When recorded mail to:

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

DOC # 2007-0725344

12/03/2007 08:00A Fee:NC

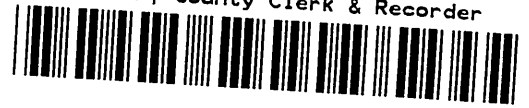
Page 1 of 9

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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FOR RECORDER'S OFFICE USE ONLY

Project: Fairway Village
APNS: 187-080-009, 010, 012, 014 & 015
Address: Vacant Land, Riverside, CA

D-16131



GRANT DEED

FIDELITY FAMILY HOLDINGS, LP, a Nevada limited partnership, 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 City of Riverside, County of Riverside, State of California.

Dated November 26, 2007

FIDELITY FAMILY HOLDINGS, LP, a Nevada limited partnership

By: _____

By: Ivano Stamegna

Print Name: _____

Print Name: IVANO STAMEGNA

Title: _____

Title: GENERAL PARTNER

16131

GENERAL ACKNOWLEDGEMENT

State of California

County of RIVERSIDE

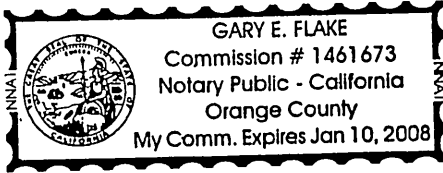
ss

On November 26, 2007, before me GARY E. FLAKE
(date) (name)

a Notary Public in and for said State, personally appeared

Ivano STAMEGNA
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.

[Signature]
Signature

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 11/28/07

CITY OF RIVERSIDE

By: Amelia M. Valiu'u
Amelia M. Valiu'u
Real Property Manager

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

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:

16131

EXHIBIT A

A.P.N. 187-080-009, 010, 012, 014 & 015
Fee Simple

Lot 6 of the Map of Evans Rio Rancho, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Book 10, Pages 52 through 54, inclusive, Official Records of said Riverside County;

EXCEPTING THEREFROM that portion of said Lot 6 as described in the deed to the City of Riverside recorded April 26, 1962, as Instrument No. 38559, of said Official Records, more particularly described as follows:

BEGINNING at the northwesterly corner of the end of Tequesquite Avenue as shown on said Map of Evans Rio Rancho, said point being 715.90 feet westerly along the northerly line of said Tequesquite Avenue, said northerly line being the southerly line of said Lot 6, from the intersection of the easterly line of said Lot 6 with said northerly of Tequesquite Avenue;

Thence North 74°11'00" East along said northerly line of Tequesquite Avenue, a distance of 215.90 feet;

Thence North 85°45'00" West, a distance of 927.07 feet;

Thence North 76°36'00" West, a distance of 267.10 feet to a point on the southwesterly line of said Lot 6;

Thence South 42°42'00" East along said southwesterly line of Lot 6, a distance of 243.16 feet to an angle point therein;

Thence South 89°14'00" East along the southerly line of said Lot 6, a distance of 812.30 feet to the **POINT OF BEGINNING**;

ALSO EXCEPTING THEREFROM that portion of said Lot 6 as described in Final Order of Condemnation for the Riverside County Flood Control and Water Conservation District recorded February 6, 1958 as Instrument No. 8796 of said Official Records, more particularly described as follows:

BEGINNING at the most easterly corner of said Lot 6;

Thence South 33°47'10" West along the southeasterly line of said Lot 6, a distance of 20.94 feet;

Thence South 35°38'11" West, a distance of 69.40 feet;

Thence North 54°21'49" West, a distance of 66.93 feet to an intersection with the northwesterly line of Lot 6, distant thereon South 40°31'35" West 87.30 feet from the most northerly corner of said Lot 6;

Thence North 40°31'35" East along said northwesterly line, a distance of 87.30 feet to said most northerly corner thereof;

Thence South 57°36'50" East along the northeasterly line of said Lot 6, a distance of 58.91 feet to the **POINT OF BEGINNING**;

ALSO EXCEPTING THEREFROM that portion of said Lot 6 as described in Final Order of Condemnation for the Riverside County Flood Control and Water Conservation District recorded February 6, 1958 as Instrument No. 8797 of said Official Records, more particularly described as follows:

COMMENCING at the most northerly corner of said Lot 6;

Thence South 40°31'35" West along the northwesterly line of said Lot 6, a distance of 1400.73 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South 40°31'35" West along the northwesterly line of said Lot 6, a distance of 1002.60 feet to an angle point therein;

Thence South 29°59'55" West along said northwesterly line, a distance 317.49 feet;

Thence North 38°00'00" East, a distance of 1316.03 feet to the **TRUE POINT OF BEGINNING**;

ALSO EXCEPTING THEREFROM that portion of said Lot 6 more particularly described as follows:

COMMENCING at the point of intersection of the easterly line of said Lot 6 with the northerly line of Tequesquite Avenue as shown on said Map of Evans Rio Rancho;

The following 9 courses to follow the easterly line of said Lot 6;

Thence North 29°29'30" East, a distance of 150.80 feet;

Thence North 71°10'30" West, a distance of 236.70 feet;

Thence North 00°25'30" East, a distance of 300.00 feet;

Thence North 14°39'30" West, a distance of 580.00 feet;



EXCEPTION PARCEL
SEE SHEET 3

LIMITS

EXCEPTION PARCEL
SEE SHEET 3

MT. RUBIDOUX

LOT 5

E V A N S R I O
R I V E R S I D E R A N C H O

EXCEPTION PARCEL
SEE SHEET 4

LOT 6

LOCATION OF PARCEL

EXCEPTION PARCEL
SEE SHEET 2

TEQUESQUITE AVENUE
P A L M AVENUE
4th STREET

• 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

SHEET 1 OF 4

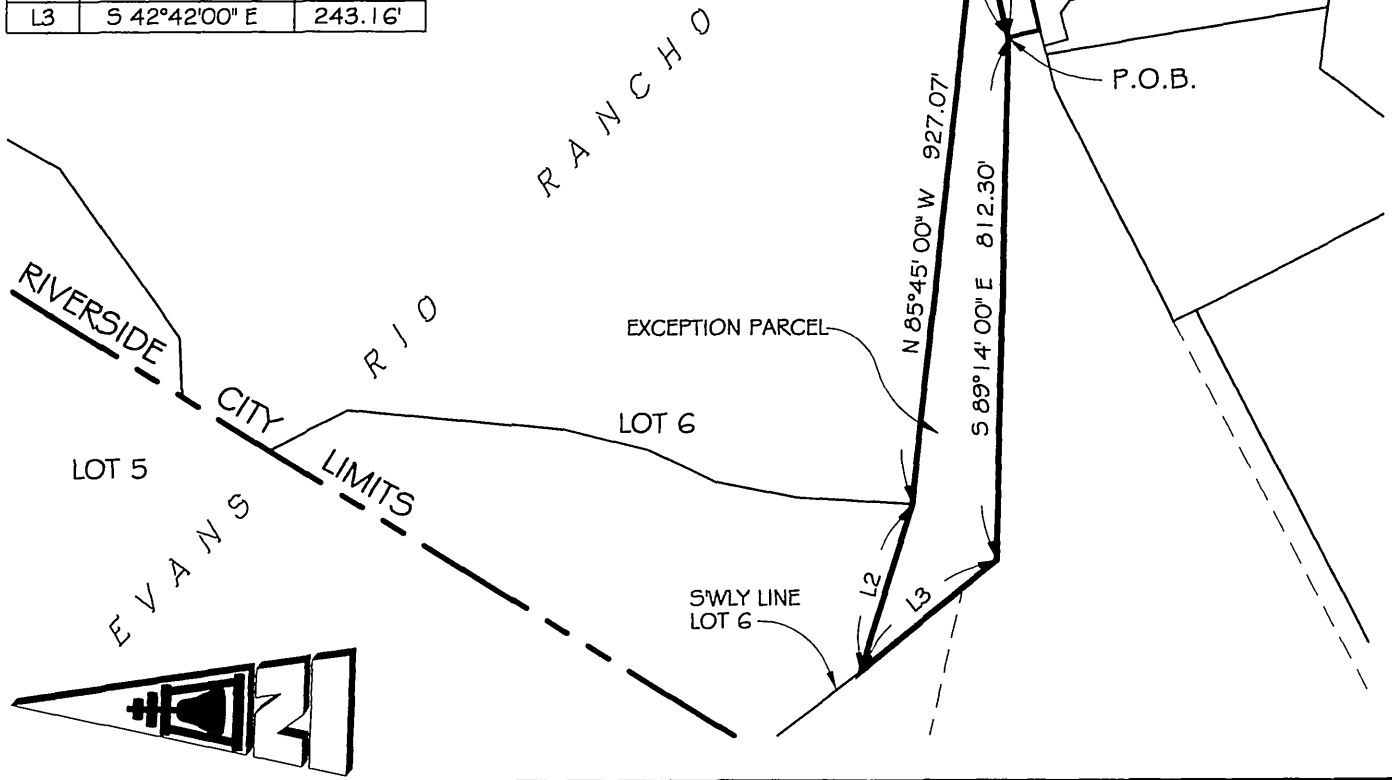
SCALE: 1"=600' DRAWN BY: RICH DATE: 10/17/07 SUBJECT: TEQUESQUITE FAIRWAY PROJECT

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16131



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°11'00" E	215.90'
L2	N 76°36'00" W	267.10'
L3	S 42°42'00" E	243.16'



• CITY OF RIVERSIDE, CALIFORNIA •

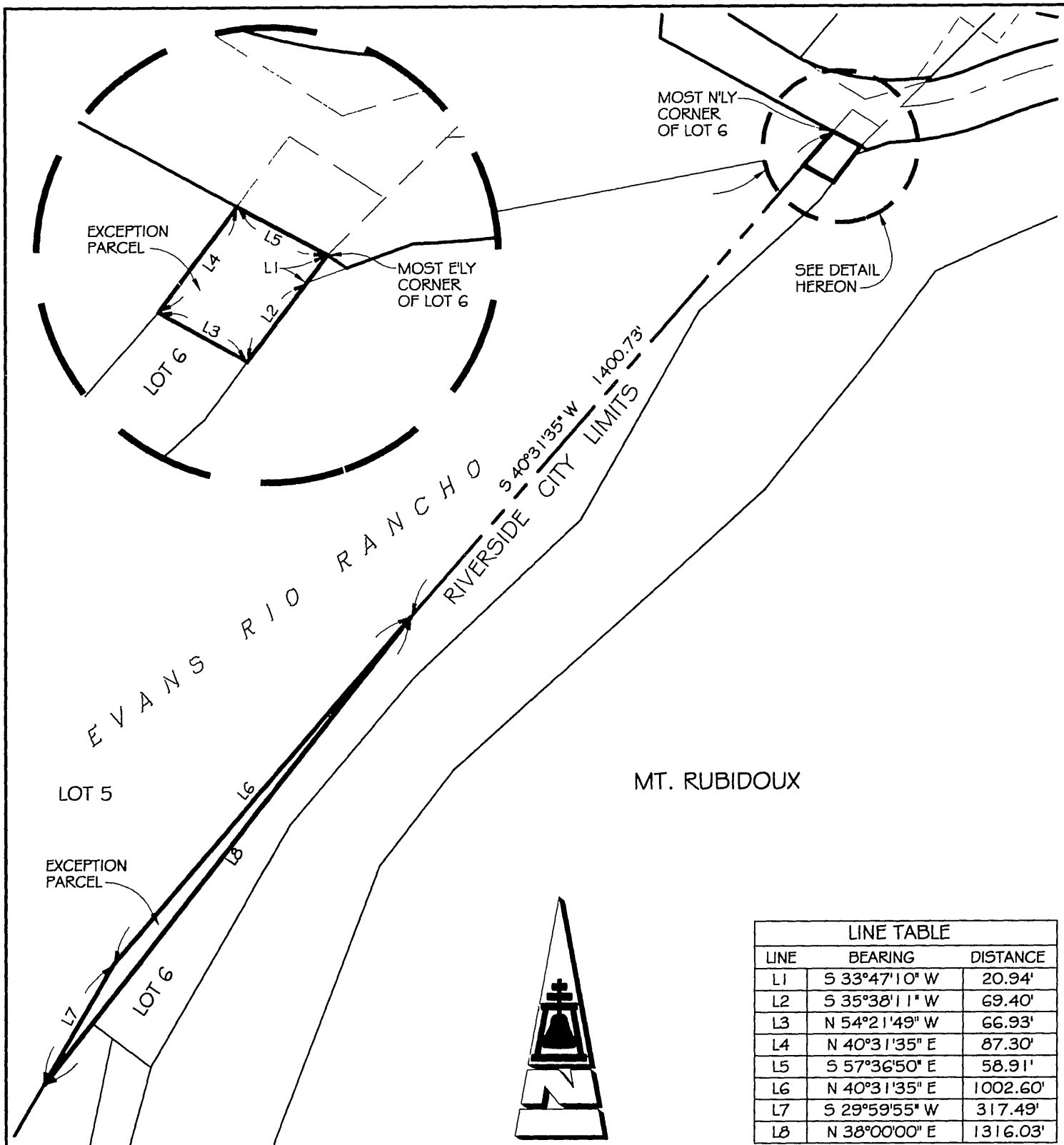
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN

SHEET 2 OF 4

SCALE: 1"=300'

DRAWN BY: RICH DATE: 10/17/07

SUBJECT: TEQUESQUITE FAIRWAY PROJECT



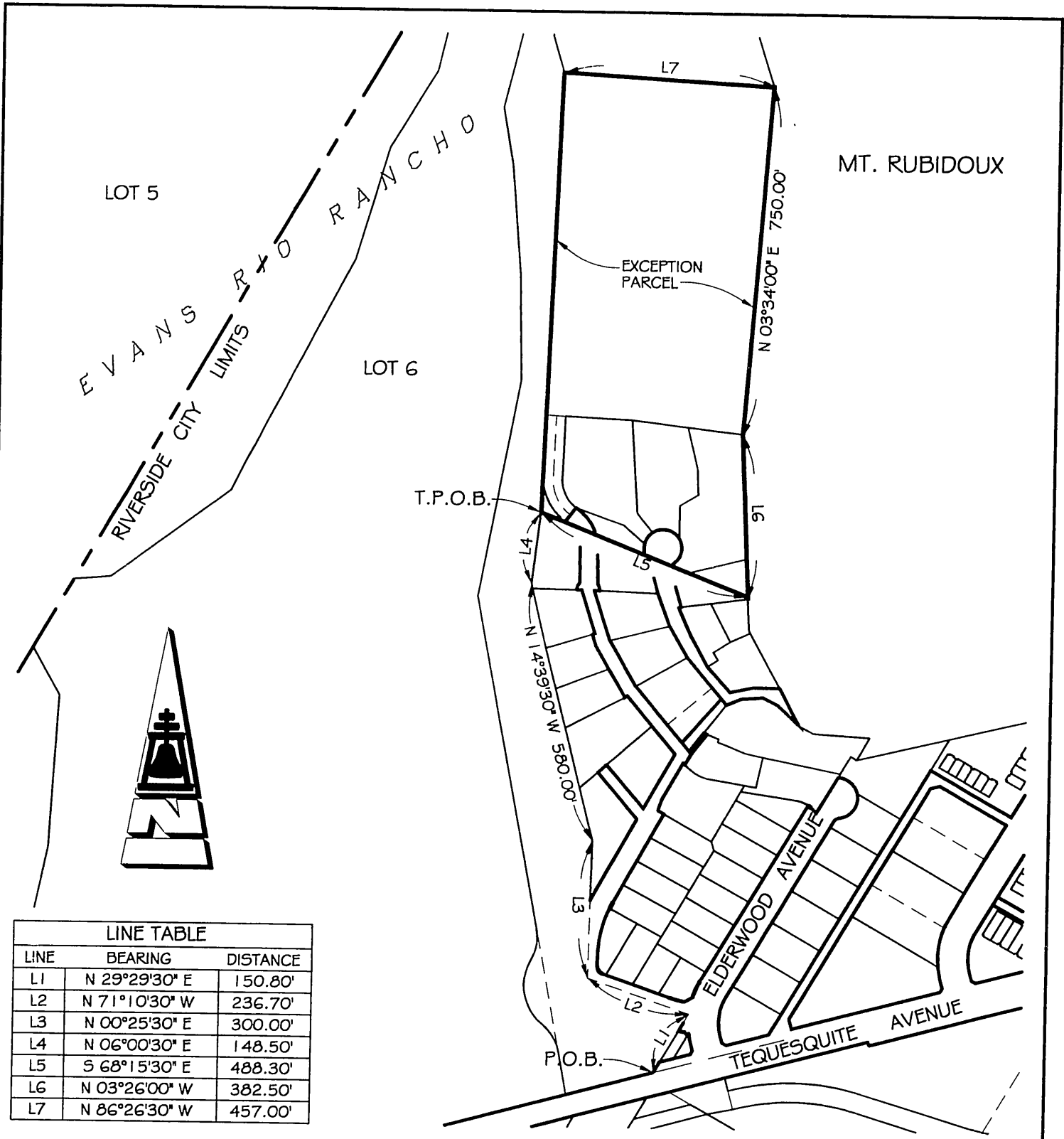
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°47'10" W	20.94'
L2	S 35°38'11" W	69.40'
L3	N 54°21'49" W	66.93'
L4	N 40°31'35" E	87.30'
L5	S 57°36'50" E	58.91'
L6	N 40°31'35" E	1002.60'
L7	S 29°59'55" W	317.49'
L8	N 38°00'00" E	1316.03'

● CITY OF RIVERSIDE, CALIFORNIA ●

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SHEET 3 OF 4

SCALE: 1"=300' DRAWN BY: RICH DATE: 10/17/07 SUBJECT: TEQUESQUITE FAIRWAY PROJECT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 29°29'30" E	150.80'
L2	N 71°10'30" W	236.70'
L3	N 00°25'30" E	300.00'
L4	N 06°00'30" E	148.50'
L5	S 68°15'30" E	488.30'
L6	N 03°26'00" W	382.50'
L7	N 86°26'30" W	457.00'

• CITY OF RIVERSIDE, CALIFORNIA •

2316,7,3
3311,2

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

SHEET 4 OF 4

SCALE: 1"=300' DRAWN BY: RICH DATE: 10/17/07 SUBJECT: TEQUESQUITE FAIRWAY PROJECT

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