

22499

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall - 3711 Orange Street
Riverside, California
Tract #4351

DOCUMENTARY TRANSFER TAX
\$ _____ None
Signature *[Signature]*
CITY OF RIVERSIDE

CITY DEED NO. _____

GRANT DEED

SUNSET RANCH, a limited partnership,
_____, Grantor _____,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does _____
hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation, the real property
in the City of Riverside, County of Riverside, State of California, described as
follows:

All that portion of the northwest quarter of Section 1, Township 3 South,
Range 5 West, San Bernardino Base and Meridian, more particularly described as
follows:

Commencing at the southwest corner of the parcel designated as "City Reservoir",
as shown on map of Tequesquite Heights, as shown by map on file in Book 10, page 31
of Maps, Records of Riverside County, California, said point also being the southwest
corner of that certain parcel of land conveyed to the City of Riverside by deed
recorded August 21, 1920 in Book 533, page 519 of Deeds, Records of Riverside County,
California;

Thence South 82° 24' 30" East along the southerly line of said parcel conveyed
to the City of Riverside, a distance of 155.00 feet to a point therein, said point
being an angle point in the boundary line of that certain parcel of land conveyed
to the City of Riverside by deed recorded August 25, 1967 as Instrument No. 74891
of Official Records, in the Office of the County Recorder of Riverside County,
California;

Thence South 64° 24' 30" East along the southerly boundary line of said last
mentioned parcel conveyed to the City of Riverside, a distance of 139.52 feet to a
point therein, said point being the beginning of a non-tangent curve, concave to
the east, having a radius of 333.00 feet, from which the center of said curve bears
South 71° 55' 30" East;

Thence southerly along said curve, to the left, through a central angle of
40° 31' 30", an arc distance of 235.53 feet to the end thereof;

Thence South 22° 27' 00" East, a distance of 35.00 feet;

Thence South 53° 33' 30" West, a distance of 1086.41 feet, more or less, to
a point in the centerline of that certain easement 16.50 feet in width, conveyed to

RECEIVED FOR RECORD

FEB 22 1972

30 Min. Past 3 o'clock P.M.

At Request of

CITY CLERK

Book 1972, Page

22499

Recorded in Official Records
of Riverside County, California

W.H. Dunlop Recorder
FEES & COSTS

[Handwritten mark]

FOR RECORDER'S OFFICE USE ONLY

7542

[Signature]
APPROVED AS TO FORM

DEPUTY CITY CLERK

22499

Southern Counties Gas Company of California and Southern California Gas Company by deed recorded April 24, 1950 as Instrument No. 2888 of Official Records in the Office of the County Recorder of Riverside County, California, for the TRUE POINT OF BEGINNING;

Thence North 37° 30' 08" West along said centerline, a distance of 437.56 feet to a point therein, said point being the beginning of a non-tangent curve to the southeast, having a radius of 51.00 feet, from which the center of said curve bears South 22° 44' 05" East;

Thence southwesterly along said curve, to the left, through a central angle of 14° 46' 03", an arc distance of 13.15 feet to a line parallel with and distant 13.00 feet southwesterly, measured at right angles, from the centerline of the easement conveyed to Southern Counties Gas Company as aforesaid, from which the center of said curve bears South 37° 30' 08" East;

Thence South 37° 30' 08" East along said parallel line, a distance of 439.00 feet;

Thence North 53° 33' 30" East, a distance of 13.00 feet to the true point of beginning.

DESCRIPTION APPROVAL
by George P. Hutchinson, 12/27/71 by WEGB
Surveyor

Dated 12/27/71

SUNSET RANCH
a limited partnership

By Samuel Staritz

By Bernard Hodowski

CONSENT TO RECORDATION

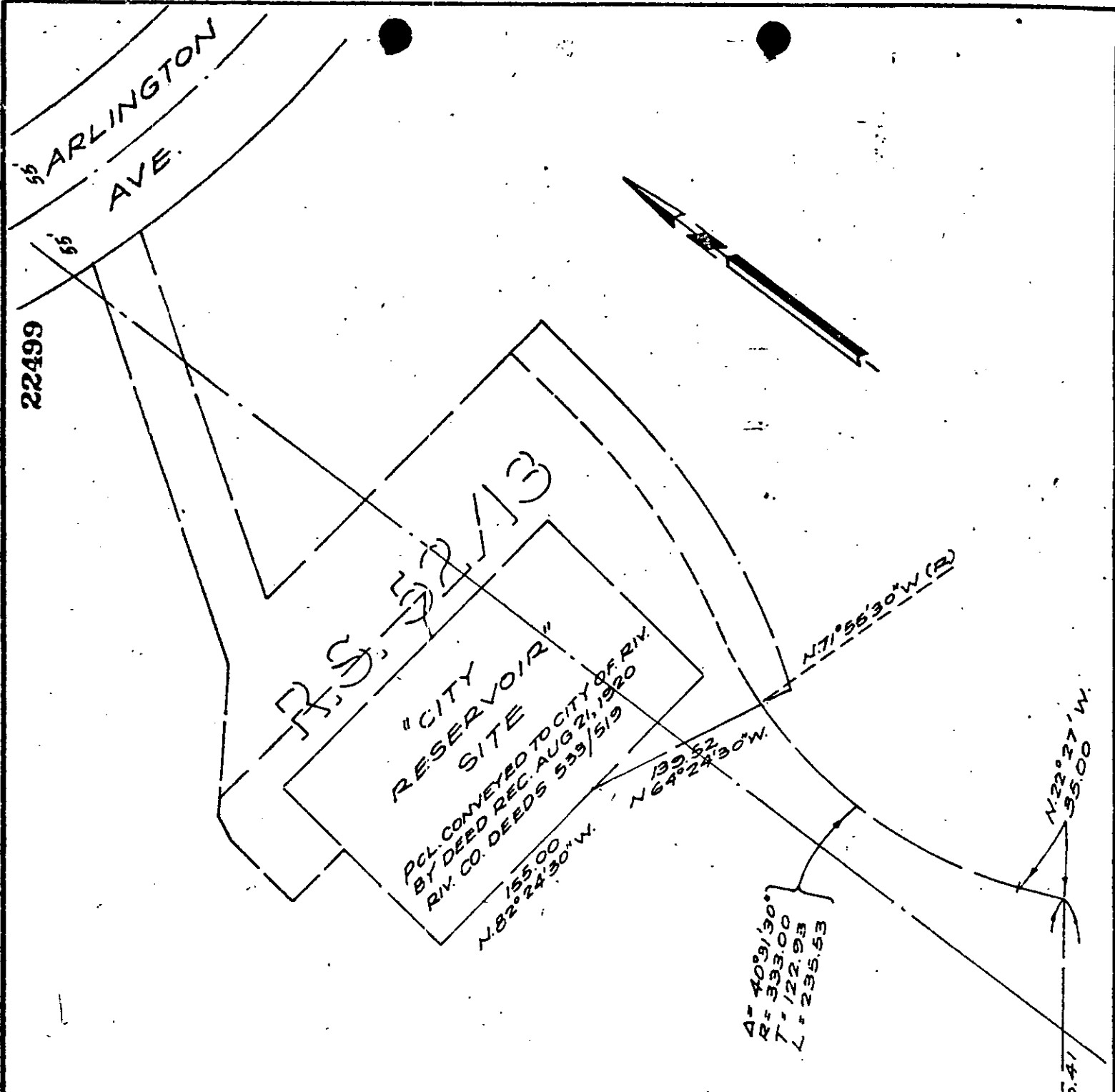
THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 12-27-71 from Sunset Ranch, a limited partnership

for Por. HW 1/4 of Sec. 1, T3, 3 S., R. 5 W., SB B & M.

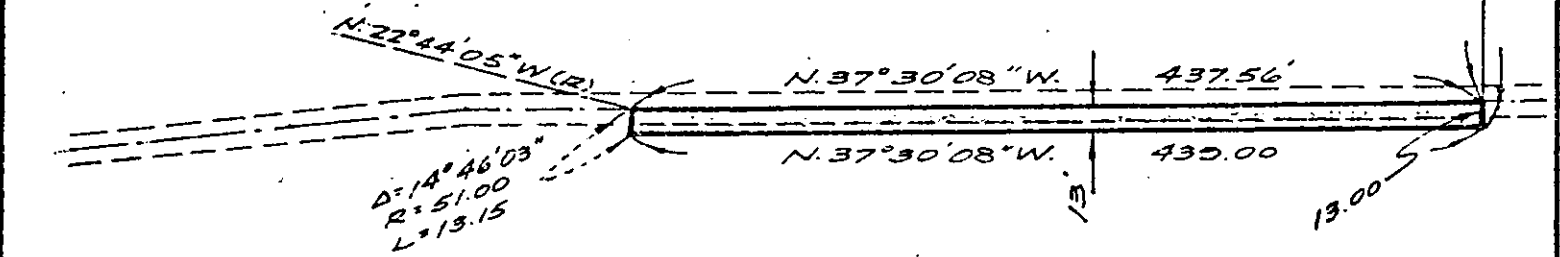
to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 2-22-72

[Signature]
Property Services Manager



N.W. 1/4 SEC. 1
 T. 3 S. R. 5 W.
 S. B. B. & M.



CITY OF RIVERSIDE, CALIFORNIA

AM 5-75

PLAT OF PARCEL(S) DESCRIBED
 IN THE ATTACHED DOCUMENT

WO.
71-88

FILE
2441.0

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
27 /
OF 1 SHEETS

SCALE: 1" = 100' DRAWN 10/15/71 BY h.i.m. SUBJECT G-46-701 & TRACT NO. 4351

22500

RECORDING REQUEST

AND WHEN RECORDED MAIL TO

NAME City Clerk's Office
ADDRESS City of Riverside
City Hall - 3711 Orange St.
CITY & STATE Riverside, California 92501

RECEIVED FOR RECORD

FEB 22 1972

30 Min. Past 3 o'clock P.M.
At Request of
CITY CLERK

Book 1972, Page 21090
Recorded in Official Records
of Riverside County, California

W.H. Dwyer Recorder
FEES \$

INDEXED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Partial Reconveyance

Register No. 82946

SECURITY TITLE INSURANCE COMPANY, a corporation, as trustee under the deed of trust made by

Ana Verde Investment Co., Inc., a corporation, and A. Fletcher, trustor, Harris, a married man

and recorded as Instrument No. 97260, on November 6, 1967, in Book _____, Page _____, of Official Records in the office of the County Recorder of Riverside County, CA.,

having been requested in writing by the holder of the obligations secured by said deed of trust, to reconvey a portion of the estate granted to said trustee under said deed of trust, DOES HEREBY RECONVEY unto the person or persons legally entitled thereto, without warranty, all the estate, title and interest acquired by said trustee under that deed of trust in and to that portion of the property described as follows:

As per attached sheet: "Exhibit A"

Please record on behalf of and for the benefit of the City of Riverside.

2-22-72 M. R. P. Property Services

The remaining property described in said deed of trust shall continue to be held by said trustee under the terms thereof. As provided in said deed of trust this Partial Reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said deed of trust.

SECURITY TITLE INSURANCE COMPANY

Dated February 16, 1972

By Donald R. Willis Assistant Secretary

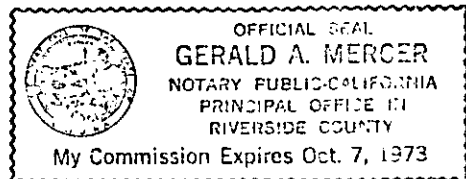
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } SS.

On February 16, 1972 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donald R. Willis

known to me to be an Assistant Secretary of SECURITY TITLE INSURANCE COMPANY, the corporation that executed the within instrument, and known to me to be the person who executed said instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Gerald A. Mercer
Name (Typed or Printed)
Notary Public in and for said State

FOR NOTARY SEAL OR STAMP



Title Order No. 301303

Escrow No.

22500

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE PARCEL DESIGNATED AS "CITY RESERVOIR", AS SHOWN ON MAP OF TEQUESQUITE HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 31 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED AUGUST 21, 1920, IN BOOK 533, PAGE 519 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 82° 24' 30" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL CONVEYED TO THE CITY OF RIVERSIDE, A DISTANCE OF 155.00 FEET TO A POINT THEREIN, SAID POINT BEING AN ANGLE POINT IN THE BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED AUGUST 25, 1967, AS INSTRUMENT NO. 74891 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 64° 24' 30" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAST MENTIONED PARCEL CONVEYED TO THE CITY OF RIVERSIDE, A DISTANCE OF 139.52 FEET TO A POINT THEREIN, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 333.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 71° 55' 30" EAST; THENCE SOUTHERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40° 31' 30", AN ARC DISTANCE OF 235.53 FEET TO THE END THEREOF; THENCE SOUTH 22° 27' 00" EAST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 53° 33' 30" WEST, A DISTANCE OF 1086.41 FEET, MORE OR LESS, TO A POINT IN THE CENTER LINE OF THAT CERTAIN EASEMENT 16.50 FEET IN WIDTH, CONVEYED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA AND SOUTHERN CALIFORNIA GAS COMPANY BY DEED RECORDED APRIL 24, 1950, AS INSTRUMENT NO. 2888 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, FOR THE TRUE POINT OF BEGINNING; THENCE NORTH 37° 30' 08" WEST, ALONG SAID CENTER LINE, A DISTANCE OF 437.56 FEET TO A POINT THEREIN, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE SOUTHEAST, HAVING A RADIUS OF 51.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 22° 44' 05" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14° 46' 03", AN ARC DISTANCE OF 13.15 FEET TO A LINE PARALLEL WITH AND DISTANT 13.00 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE EASEMENT CONVEYED TO SOUTHERN COUNTIES GAS COMPANY AS AFORESAID, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 37° 30' 08" EAST; THENCE SOUTH 37° 30' 08" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 439.00 FEET; THENCE NORTH 53° 33' 30" EAST, A DISTANCE OF 13.00 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL
by *George P. Hutchinson* 7/15/72 by *E.M.*
Surveyor

" EXHIBIT A "

D-754