

**COPY**

When recorded mail to:

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

**FREE RECORDING**

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

FOR RECORDER'S OFFICE USE ONLY

Project: Sunnyside Drive Surplus  
APN's: 225-173-028 & 031  
Address: 3432 Sunnyside Drive

**DX - 1835**

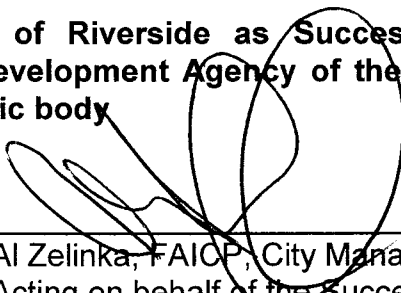
**GRANT DEED**


The **City of Riverside as Successor Agency to the Redevelopment Agency of the City of Riverside, a public body**, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to **James E. Thornell, doing business as James Development**, 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.

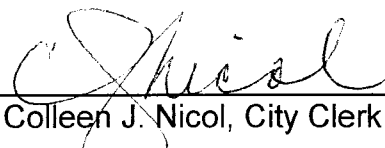
Dated December 10, 2019

**City of Riverside as Successor Agency to the Redevelopment Agency of the City of Riverside, a public body**

Approved as to Form:

By   
Al Zelinka, FAICP, City Manager,  
Acting on behalf of the Successor Agency

By:   
Elliot H. Min  
Deputy City Attorney

Attest   
Colleen J. Nicol, City Clerk

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

} ss

On December 10, 2019, before me, Iesha J. Shabazz,

notary public, personally appeared, Al Zelinka and Colleen J. Nicol

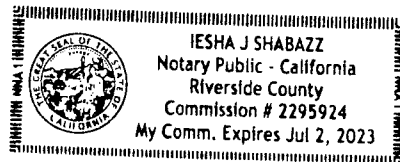
\_\_\_\_\_

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Iesha J. Shabazz  
Notary Signature



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Project: Sunnyside Drive at Neva Place  
APN's: 225-173-028 & 031  
Address: 3432 Sunnyside Drive

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That certain real property located in the City of Riverside, County of Riverside, State of California, being Parcel A of Certificate of Compliance for Lot Consolidation LL-P19-0543 recorded August 7, 2019, as Document No. 2019-0298083 of Official Records of Riverside County California, described as follows:

That portion of Lots 436, 438, 439, 443, 444 and that portion of Neva Place (Lot "D") vacated, of Sun Gold Terrace Unit No. 6, as shown by map on file In Book 25, pages 67 and 68 of Maps, Records of Riverside County, California, and that portion of said Neva Place as established by the Division of Highways of the State of California and relinquished to the City of Riverside by document recorded July 28, 1958 as Instrument No. 53992 of Official Records of Riverside County, California, described as follows:

**BEGINNING** at the Southwest corner of said Lot 444;

Thence South  $89^{\circ}56'35''$  East, along the South line of said Lot 444, a distance of 10.00 feet;

Thence North  $00^{\circ}03'25''$  East, a distance of 8.34 feet;

Thence North  $50^{\circ}14'26''$  East, a distance of 396.92 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 350.00 feet;

Thence Northeasterly, along said curve, through a central angle of  $00^{\circ}52'46''$  an arc length of 5.37 feet to a cusp of a non-tangent curve concave Northwesterly and having a radius of 355.00 feet; the preceding three courses being along the Northwesterly line of that certain parcel of land conveyed to the State of California by deed recorded January 19, 1969, as Instrument No. 5329 of Official Records of said Riverside County, California;

Thence Westerly, along said curve, through a central angle of  $03^{\circ}05'46''$  an arc length of 19.18 feet to the beginning of a compound curve concave Northwesterly and having a radius of 390.00 feet;

Thence Westerly, along said curve, through a central angle of  $13^{\circ}57'25''$  an arc length of 95.00 feet;

Thence South  $88^{\circ}23'40''$  West, a distance of 47.38 feet to the centerline of said Neva Place vacated, the preceding three courses being along the Southerly line of Sunnyside Drive as shown by said map of Sun Gold Terrace Unit No. 6;

Thence South  $00^{\circ}46'25''$  West, along said centerline of said Neva Place vacated, a distance of 76.46 feet to the Easterly prolongation of the Northerly line of said Lot 443;

Thence North 89°56'35" West, along the Northerly line of said Lot 443, a distance of 159.01 feet to the Northwest corner thereof

Thence South 00°46'25" West, along the West line of said Lots 443 and 444, a distance of 136.02 feet to the **POINT OF BEGINNING**.

**EXCEPTING** therefrom that portion lying Southerly of a line which is 60.00 feet Northerly, as measured at right angles, from the centerline of Central Avenue as shown by said map of Sun Gold Terrace Unit No. 6.

**SUBJECT TO** a Public Utilities Easement as shown on said Sun Gold Terrace Unit No. 6, in, under, upon, over and along the West 5.00 feet of the above described parcel.

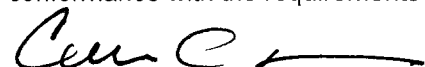

**ALSO SUBJECT TO** all permanent easements and rights of way over, across, upon or under that portion of Neva Place (vacated) lying within the above described parcel and reserved in Riverside City Council Resolution 10565, recorded June 23, 1966 as Instrument No. 65062 of Official Records of Riverside County vacating Neva Place.

**ALSO SUBJECT TO** an Easement for Pedestrian Sidewalk Facilities upon, over and along the Southeast 6.00 feet of the above described parcel as granted to the City of Riverside by easement deed recorded August 7, 2019 as Document No. 2019-0298085 of Official Records of Riverside County, California.

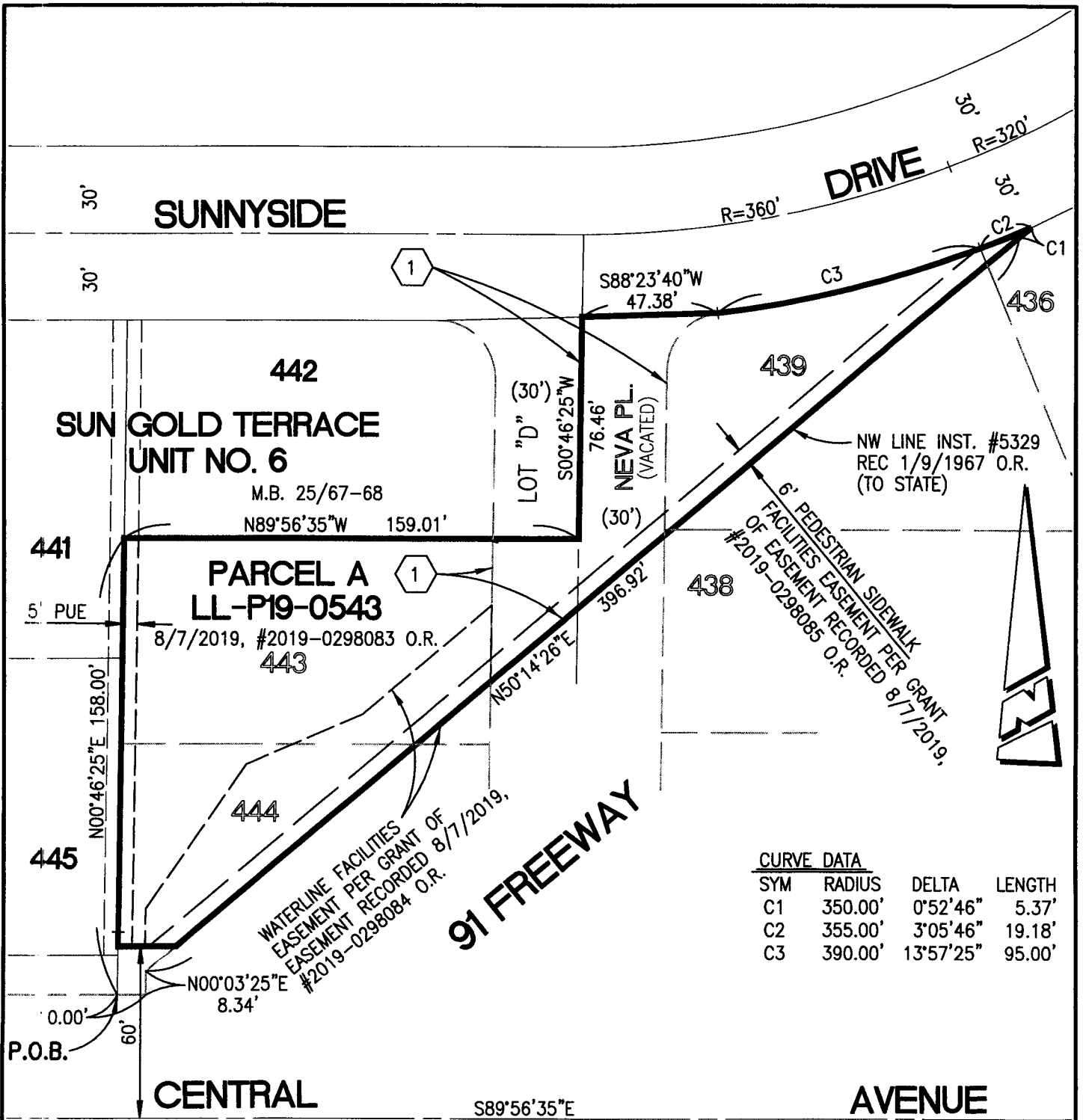
**ALSO SUBJECT TO** an Easement for Waterline Facilities upon, over and along the a portion of the above described parcel as granted to the City of Riverside by easement deed recorded August 7, 2019 as Document No. 2019-0298084 of Official Records of Riverside County, California.

Area: 21,212 S.F. more or less

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

 12/21/19 Prep.   
Curtis C. Stephens, L.S. 7519 Date





CURVE DATA			
SYM	RADIUS	DELTA	LENGTH
C1	350.00'	0°52'46"	5.37'
C2	355.00'	3°05'46"	19.18'
C3	390.00'	13°57'25"	95.00'

1 PUE RESERVED PER RESOLUTION 10565 RECORDED 6/23/66, #65062 O.R.

**• 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.

SCALE: 1"=50'      DRAWN BY: CURT      DATE: 8/13/19      SUBJECT: 3432 SUNNYSIDE DRIVE - APN 225-173-028 & -031

SHEET 1 OF 1

**DEPARTMENT HEAD APPROVAL FORM**  
**Contracts/Agreements**

DATE: December 2, 2019

PARTIES: James E. Thornell dba James Development

PROJECT DESCRIPTION: Sunnyside Drive (3432 Sunnyside Drive)

SCOPE OF CONTRACT/SERVICE: Grant Deed

IF AN AMENDMENT, REASON FOR AMENDMENT (e.g., more time needed, additional scope added, extension permitted from original contract, etc.):


DEPARTMENT: Community & Economic Development [REDACTED]

DIVISION MANAGER'S APPROVAL: \_\_\_\_\_

BUDGET ACCOUNT (GL Key and Object): \_\_\_\_\_

FUNDING AMOUNT: \$ \_\_\_\_\_

CEDD FISCAL MANAGER VERIFICATION OF FUNDS: \_\_\_\_\_

DEPT. HEAD APPROVAL:  \_\_\_\_\_

**PROCUREMENT:**

Verification that procurement of goods, services, construction, etc., was done in conjunction with the City's purchasing policies and procedure:

- ( ) Formal Procurement (Bid #, RFP #, panel, etc.): \_\_\_\_\_
- ( ) Informal Procurement (Three quotes, single/sole source, under non-bidding threshold, etc.): \_\_\_\_\_
- ( ) Emergency Procurement (date, event, etc.): \_\_\_\_\_  
\_\_\_\_\_
- ( ) Requisition Number: \_\_\_\_\_
- ( ) Date Approved by City Council/Board: \_\_\_\_\_

Purchasing Division Validation: \_\_\_\_\_ Date: \_\_\_\_\_

**PLEASE RETURN TO: City Clerk's Office, Ext. 4276, DAlegria@riversideca.gov**

CLTA Interim Binder (11-04-16)

Order No.: 091951761-

## INTERIM BINDER

Binder Policy Number: CA402-19-59796-01  
Date of Binder: December 16, 2019

Fee: \$435.00  
Liability: \$10,000.00

NORTH AMERICAN TITLE INSURANCE COMPANY, a corporation (the "Company"), hereby agrees that:

1. Upon request, it will issue, as of the date shown above, its owjers policy of title insurance with a liability not exceeding \$10,000.00, insuring title to the estate or interest described to be vested in the vestee named in Schedule A subject only to the exceptions shown in Schedule B and to all of the provisions of the policy; or

2. Alternatively, if a valid and sufficient instrument from the vestee named in Schedule A, creating an insurable estate, interest or lien in favor of a grantee or lender is executed, delivered and recorded within a binder period of 760 days from the date shown above, and on request, the Company will issue its policy in favor of the grantee or lender as of the date of recording of the instrument, insuring the estate, interest or lien subject only to the aforesaid exceptions and provisions of the policy and to any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches or is disclosed between the date shown above and the date of recording the instrument, including those matters affecting title which may attach as a result of the recording.

This Interim Binder is not a policy of title insurance. It is an agreement to issue a policy as provided in the alternatives set forth above. This Interim Binder terminates when a policy is issued under one of the above alternatives. A policy must be issued prior to submission of any claim.

Capitalized terms in this Interim Binder shall have the same meaning as those terms are defined in the form of policy referenced in paragraph 1 above.

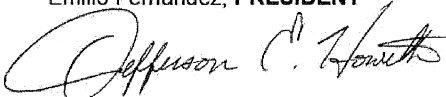
## NORTH AMERICAN TITLE INSURANCE COMPANY

BY



Emilio Fernandez, **PRESIDENT**

ATTEST



Jefferson E. Howeth, **SECRETARY**



**INTERIM BINDER  
SCHEDULE A**

1. The estate or interest in the land described or referred to herein is:  
**FEE SIMPLE**
2. Title to the estate or interest covered hereby at the date hereof is vested in:  
**James E. Thornell, doing business as James Development**
3. The land referred to herein is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**



**SCHEDULE B  
EXCEPTIONS FROM COVERAGE**

**PART I**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

**PART II**

1. General and special city and/or county taxes, bonds or assessments which may become due on said land, if and when title to said land is no longer vested in a governmental or quasi-governmental agency. Tax parcel(s) for said land are currently shown as 225-173-031.

Affects: A portion of the land described herein.

2. General and special city and/or county taxes, bonds or assessments which may become due on said land, if and when title to said land is no longer vested in a governmental or quasi-governmental agency. Tax parcel(s) for said land are currently shown as 225-173-028.

Affects: A portion of the land described herein.

3. Assessments, if any, for community facility districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

4. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction prior to Date of Policy.

5. Water rights, claims or title to water in or under said land, whether or not shown by the public records.
6. The effect of a notice of existence of Santa Ana Watershed Benefit Assessment Area which provides for the issuing of bonds and the levying of a special tax to pay the interest and principal payments on such bonds upon the herein described property, recorded June 10, 1991 as Instrument No. 193749 of Official Records of Riverside County, California, reference hereby being made to the record for full particulars.

7. An easement shown or dedicated on the Map as referred to in the legal description  
For: all necessary water pipes and ditches, flumes and conduits, for all purposes

8. An easement or other provisions for the purposes shown below and rights incidental thereto as shown on the recorded map of said tract.

Easement Purpose: public utilities and incidental purposes  
Affects: a portion of said land

9. An easement for the purpose shown below and rights incidental thereto as set forth in a document:

Purpose: either or both pole lines, conduits or underground facilities and incidental purposes  
Recorded: December 11, 1952, in Book 1423 Page 303 of Official Records  
Affects: the Westerly 5 feet of said land

10. Any private easements or lesser rights in, to, or over Neva Place (Lot D) that were not affected by the proceedings vacating said street as the same was vacated by instrument recorded June 23, 1966 as Instrument No. 65062 of Official Records of Riverside County, California.

11. An easement for the purpose shown below and rights incidental thereto as set forth in a document:

Purpose: utilities and pipelines and incidental purposes  
Recorded: June 23, 1966 as Instrument No. 65062 of Official Records  
Affects: a portion of said land

12. A waiver in favor of the State of California of any claims for damages to said land by reasons hereinafter shown in connection with a highway contiguous thereto, contained in the deed:

From: Todd E. Rudd and Hannah Rudd, husband and wife, Hazel Berney a married woman, Hazel Berney Trust  
Reason: not found  
Recorded: January 24, 1967  
Instrument/File No.: 1967-6329 of Official Records.

13. An easement for the purpose shown below and rights incidental thereto as set forth in a document:

Purpose: temporary construction purposes  
Recorded: March 15, 2012 as Instrument No. 2012-0121734 of Official Records  
Affects: a portion of said land

14. The matters contained in an instrument:

Dated: July 17, 2019  
Entitled: City of Riverside Certificate of Compliance for Lot Consolidation  
By and Between: City of Riverside

upon the terms therein provided.

Recorded: August 7, 2019 as Instrument No. 2019-0298083 of Official Records

15. An easement for the purpose shown below and rights incidental thereto as set forth in a document:

Purpose: construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of waterline facilities, together with all necessary appurtenances

Recorded: August 7, 2019 as Instrument No. 2019-0298084 of Official Records

Affects: in, under, upon, over and along that certain real property

16. An easement for the purpose shown below and rights incidental thereto as set forth in a document:

Purpose: construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of pedestrian sidewalk facilities, together with all necessary appurtenances

Recorded: August 7, 2019 as Instrument No. 2019-0298085 of Official Records

Affects: in, under, upon, over and along that certain real property

17. Easements, if any, for public utilities pipelines or facilities installed in any portion of the vacated street or alley, lying within the land, together with the right of ingress and egress to repair, maintain, replace and remove the same.

18. Title to, and easements in, any portion of the land lying within any highways, roads, streets, or other ways.

(End of Exceptions)

**EXHIBIT "A"**

That portion of Lots 436, 438, 439, 443, 444 and that portion of Neva Place (Lot "D") vacated, of Sun Gold Terrace Unit No. 6, as shown by map on file In Book 25, pages 67 and 68 of Maps, Records of Riverside County, California, and that portion of said Neva Place as established by the Division of Highways of the State of California and relinquished to the City of Riverside by document recorded July 28, 1958 as Instrument No. 53992 of Official Records of Riverside County, California, described as follows:

Beginning at the Southwest corner of said Lot 444;

Thence South  $89^{\circ}56'35''$  East, along the South line of said Lot 444, a distance of 10.00 feet;

Thence North  $00^{\circ}03'25''$  East, 8.34 feet;

Thence North  $50^{\circ}14'26''$  East, 396.92 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 350.00 feet;

Thence Northeasterly, along said curve, through a central angle of  $00^{\circ}52'46''$  an arc length of 5.37 feet to a cusp of a non-tangent curve concave Northwesterly and having a radius of 355.00 feet; the preceding three courses being along the Northwesterly line of that certain parcel of land conveyed to the State of California by deed recorded January 19, 1969, as Instrument No. 5329 of Official Records of said Riverside County, California;

Thence Westerly, along said curve, through a central angle of  $03^{\circ}05'46''$  an arc length of 19.18 feet to the beginning of a compound curve concave Northwesterly and having a radius of 390.00 feet;

Thence Westerly, along said curve, through a central angle of  $13^{\circ}57'25''$  an arc length of 95.00 feet;

Thence South  $88^{\circ}23'40''$  West, 47.38 feet to the centerline of said Neva Place vacated; the preceding three courses being along the Southerly line of Sunnyside Drive as shown by said map of Sun Gold Terrace Unit No. 6;

Thence South  $00^{\circ}46'25''$  West, along said centerline of said Neva Place vacated, a distance of 76.46 feet to the Easterly prolongation of the Northerly line of said Lot 443;

Thence North  $89^{\circ}56'35''$  West, along the Northerly line of said Lot 443, a distance of 159.01 feet to the Northwest corner thereof

Thence South  $00^{\circ}46'25''$  West, along the West line of said Lots 443 and 444, a distance of 136.02 feet to the point of beginning.

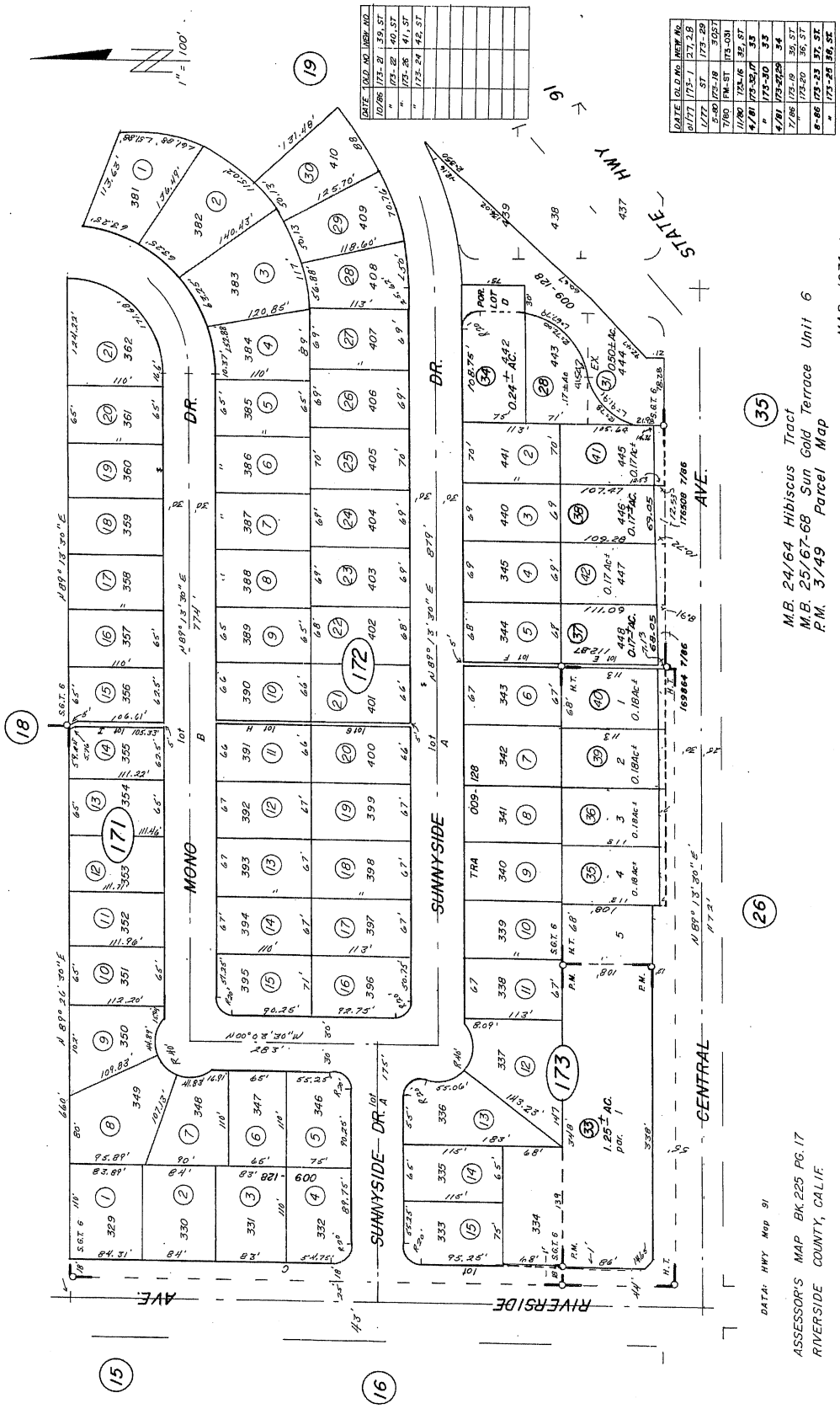
Excepting therefrom that portion lying Southerly of a line which is 60.00 feet Northerly, as measured at right angle, from the centerline of Central Avenue as shown by said map of Sun Gold Terrace Unit No.6.

APN: 225-173-031 and 225-173-028

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

4-26  
225-17  
I.R.A. 900  
009-428

FOR CITY OF RIVERSIDE



DATE	TRAC. NO.	TRAC. NO.	TRAC. NO.
10/06	175-21	350	ST
"	175-22	40	ST
"	175-23	41	ST
"	175-24	42	ST

DATE	TR. D. NO.	TR. D. NO.	TR. D. NO.
6/17/77	175-1	175-2	175-3
5-30/75	175-19	175-20	175-21
7/90	175-16	175-17	175-18
4/7/81	175-22	175-23	175-24
4/8/81	175-25	175-26	175-27
7/26/81	175-28	175-29	175-30
8-96	175-31	175-32	175-33

M.B. 24/64 Hibiscus Tract  
M.B. 25/67-68 Sun Gold Terrace Unit 6  
P.M. 3/49 Parcel Map

MAR. 1974 j 85

DATA: HWY MAP 91  
ASSESSOR'S MAP BK. 225 PG. 17  
RIVERSIDE COUNTY, CALIF.