

**2020-011180**

03/10/2020 03:18 PM Fee: \$ 0.00

Page 1 of 6

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



248

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: 2656 and 2666 14<sup>TH</sup> Street  
APN: 221-084-005 & Por. A.P.N.: 221-084-004

**DX - 1838**

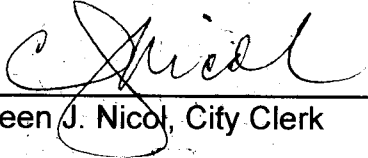
**GRANT DEED**

**THE CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to The Housing Authority of the City of Riverside, a public agency, 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 March 6, 2020

**CITY OF RIVERSIDE, a California charter city and municipal corporation**

By   
Al Zelinka, FAICP, Assistant City Manager

Attest   
Colleen J. Nicol, City Clerk

**Approved as to Form:**

By:   
**Ruthann M. Salera  
Deputy City Attorney**



**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 March 6, 2020, before me, Lorena Verdusco, Notary Public,  
notary public, personally appeared, Al Zedinka

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.

Lorena Verdusco  
Notary Signature



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 )

On March 9, 2020 before me, Lorena VerduSCO, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Colleen J. Nicol  
Name(s) of Signer(s)

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.



Signature Lorena VerduSCO  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: DX-1838 Document Date: March 6, 2020

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  Partner —  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the Housing Authority of the City of Riverside, a public body, corporate and politic, is hereby accepted by the undersigned officer on behalf of the Housing Authority pursuant to authority conferred by Resolution No. 12 of said Housing Authority adopted May 14th, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

DATED March 9, 2020

**CITY OF RIVERSIDE**

By:   
\_\_\_\_\_  
David Welch  
Community & Economic  
Development Director

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

**PARCEL A** - 2666 14<sup>th</sup> Street - Por. A.P.N.: 221-084-004

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

Lot 4 of Happy Knoll Tract, as shown by map on file in Book 11, Page 9 of Maps, Records of Riverside County, California.

**EXCEPTING THEREFROM** the north 8.00 feet thereof conveyed to the City of Riverside by Deed recorded November 30, 1942 in Book 559, Page 497 of Official Records of Riverside County, California.

**ALSO EXCEPTING THEREFROM** that portion of said Lot 4 lying northerly of a line parallel with and distant 55.00 feet southerly, measured at right angles from the centerline of 14<sup>th</sup> Street as shown on said Happy Knoll Tract.

Area – 4,859.8 S.F.

**PARCEL B** - 2656 14<sup>th</sup> Street - A.P.N.: 221-084-005

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


Lot 5 of Happy Knoll Tract, as shown by map on file in Book 11, Page 9 of Maps, Records of Riverside County, California.

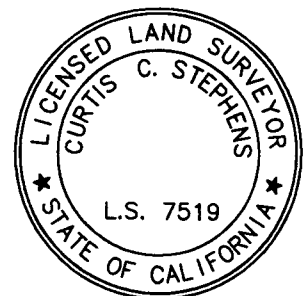
**EXCEPTING THEREFROM** the north 8.00 feet thereof conveyed to the City of Riverside by Deed recorded June 19, 1941 in Book 508, Page 290 of Official Records of Riverside County, California.

**ALSO EXCEPTING THEREFROM** that portion of said Lot 5 conveyed to the City of Riverside by Deed recorded April 20, 1973 as Instrument No. 50686 of Official Records of Riverside County, California.

Area – 4,859.8 S.F.

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

 11/6/19 Prep.   
Curtis C. Stephens, L.S. 7519 Date



AVENUE



RECORDING DATA

- (A) DEED REC. 11/30/1942 BOOK 559, PAGE 497 O.R.
- (B) DEED REC. 6/19/1941 BOOK 508, PAGE 290 O.R.
- (C) DEED REC. 4/20/1973, #50686 O.R.

FOURTEENTH

N89°52'00"E

STREET

55'

(A)

55'

(B)

33'

(C)

3

44.00'

44.00'

PAR. A

PAR. B

2

64.45'

NORTH 110.45'

NORTH 110.45'

4

5

NORTH 110.45'

140.45'

6

44'

HAPPY KNOLL TRACT

M.B. 11/19 RIV. CO.

1

46.00'

APN 221-084-004 AREA-4,859.8 SF

APN 221-084-005 AREA-4,859.8 SF

44.00'

44.00'

N89°52'00"E

GABRIELLA PLACE (PRIVATE STREET)

VICTORIA NORTH (FORMERLY HIGH STREET)

33'

• 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 1

SCALE: 1"=40'

DRAWN BY: CURT

DATE: 11/6/19

SUBJECT: 2656 & 2666 14th Street - APN 221-084-004 & -005