

COPY

When recorded mail to:

SURVEYOR
City of Riverside
Public Works Department
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: Original Fire Station 1 – Surplus Property
Por. A.P.N.: 213-281-005
Address: 3466 Mission Inn Avenue

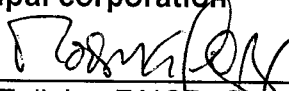
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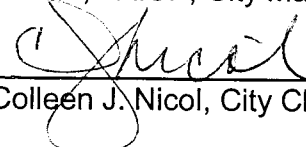
GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **CITY OF RIVERSIDE**, a California charter city and municipal corporation, as Grantor does hereby grant to **GREENS (EHRENBERG), L.L.C.**, an Arizona limited liability company, 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 May 11, 2020

CITY OF RIVERSIDE, a California charter city and municipal corporation

By  Moises Lopez
Al Zelinka, FAICP, City Manager Deputy City Manager

Attest 
Colleen J. Nicol, City Clerk

APPROVED AS TO FORM:

BY: 
CHIEF ASSISTANT 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 May 11, 2020, before me, Lorena Verdusco, Notary Public,
notary public, personally appeared, Moises Lopez 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.

Lorena Verdusco
Notary Signature

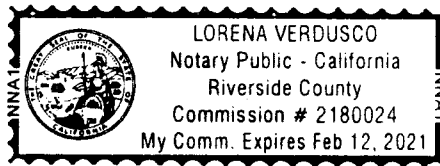


EXHIBIT "A"
LEGAL DESCRIPTION

Project: Original Fire Station 1 – Surplus Property
Por. A.P.N.: 213-281-005

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

That portion of Block 7, Range 4 of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, Records of San Bernardino County California, described as follows;

BEGINNING at the Northeast corner of said Block 7, Range 4;

Thence Northwesterly along the Southwest line of Mission Inn Avenue (formerly Seventh Street), a distance of 215 feet;

Thence at right angles Southwesterly and parallel to the Southeast line of said Block 7, Range 4, a distance of 125 feet to the Northeast line of an alley;

Thence Southeasterly along said Northeast line, a distance of 215 feet to the Northwest line of Lime Street and said Southeast line of Block 7, Range 4;

Thence Northeasterly along said Northwest line, a distance of 125 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM that portion described as follows:

BEGINNING at the Northeast corner of said Block 7, Range 4;



Thence Northwesterly along the Southwest line of Mission Inn Avenue (formerly Seventh Street), a distance of 22.00 feet;

Thence Southeasterly to a point on the Northwest line of Lime Street, distant thereon 17.00 feet Southwest of said Northeast corner;

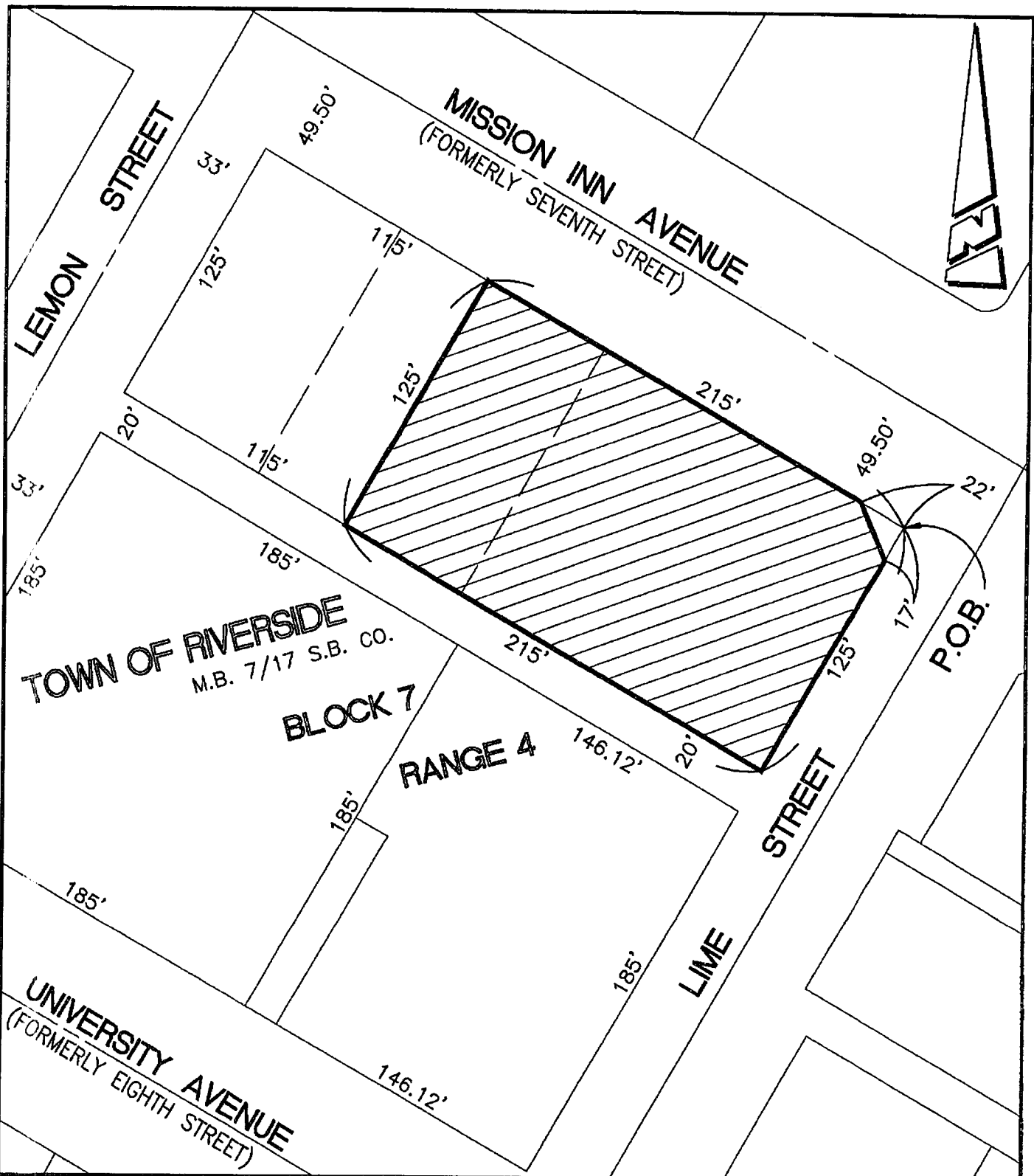
Thence Northeasterly along said Northwest line, a distance of 17.00 feet to the **POINT OF BEGINNING**

Area – 26,847.2 S.F. more or less (0.62 Ac.)

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

 5/5/20 Prep. 
Curtis C. Stephens, L.S. 7519 Date





TOWN OF RIVERSIDE
M.B. 7/17 S.B. CO.

BLOCK 7

RANGE 4

UNIVERSITY AVENUE
(FORMERLY EIGHTH STREET)

MISSION INN AVENUE
(FORMERLY SEVENTH STREET)

LIME STREET

P.O.B.

• 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"=60'

DRAWN BY: CURT

DATE: 5/09/17

SUBJECT: ORIGINAL FIRE STATION 1 - SURPLUS PROPERTY

DEPARTMENT HEAD APPROVAL FORM
Contracts/Agreements

DATE: **May 6, 2020**

PARTIES: "**GREENS (EHRENBERG), L.L.C.**", an Arizona limited liability company

PROJECT DESCRIPTION: **Grant Deed Out**
Lot 27 – Surplus Property
APN: 213-281-005
Address: 3398 Mission Inn Avenue

SCOPE OF CONTRACT/SERVICE: **N/A**

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

DEPARTMENT: Community & Economic Development/Real Property Services Division

BUDGET ACCOUNT (GL Key and Object): **N/A**

DEPT. HEAD APPROVAL: 

David Welch
Community & Economic Development Director

PROCUREMENT: N/A

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
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DEPARTMENT HEAD APPROVAL FORM
Contracts/Agreements

DATE: **May 6, 2020**

PARTIES: "**GREENS (EHRENBERG), L.L.C.**", an Arizona limited liability company


PROJECT DESCRIPTION: **Grant Deed Out
Original Fire Station 1 – Surplus Property
Por. APN: 213-281-005
Address: 3466 Mission Inn Avenue**

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DEPARTMENT: Community & Economic Development/Real Property Services Division

BUDGET ACCOUNT (GL Key and Object): **N/A**

DEPT. HEAD APPROVAL: 

David Welch
Community & Economic Development Director

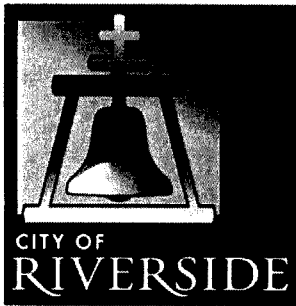
PROCUREMENT: **N/A**

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.): _____
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- () Date Approved by City Council/Board: _____

Purchasing Division Validation: _____ Date: _____

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**CITY COUNCIL,
SUCCESSOR AGENCY,
AND
PUBLIC FINANCING AUTHORITY
MINUTES**

TUESDAY, MAY 8, 2018, 1 P.M.
ART PICK COUNCIL CHAMBER
CITY HALL
3900 MAIN STREET

City of Arts & Innovation

GARDNER	MELLENDRIZ	SOUBIROUS	CONDOR	MACARTHUR	PERRY	ADAMS
1	2	3	4	5	6	7

WARDS

discussion of the mixed-use retail and affordable housing development project on Successor Agency-owned property located at 2731-2871 University Avenue.

PURCHASE AND SALE AGREEMENT - DISPOSITION OF FORMER DOWNTOWN FIRE STATION NO. 1 AND PARKING LOT 27 - HILTON HOTEL - 3466 AND 3398 MISSION INN

The City Council approved the City Council Development Committee recommendations to (1) approve a Purchase and Sale Agreement with Greens Inv 10, LLC, for the sale amount of \$1,000,000 for disposition of City-owned former Downtown Fire Station No. 1, located at 3466 Mission Inn Avenue, and Parking Authority-owned Public Parking Lot 27, located at 3398 Mission Inn Avenue, to facilitate development of a Hilton Hotel; and (2) authorize the City Manager, or his designee, to execute the Purchase and Sale Agreement, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction and to expend up to \$10,000 for title, escrow and miscellaneous related closing costs.

PROPOSED REVENUE DIVERSIFICATION AND USE OF ONE-TIME REVENUES FISCAL POLICY

The City Council approved the City Council Finance Committee recommendations to receive and order filed the proposed Revenue Diversification and Use of One-Time Revenues Fiscal Policy.

ANNOUNCEMENT OF COMMITTEE MEETINGS

The City Council Transportation Committee will meet at 1 p.m. on Thursday, May 10, 2018, in the Art Pick Council Chamber.

PURCHASE AND SALE AGREEMENT - SALE OF CITY-OWNED LAND - COLUMBIA/CHICAGO

The City Council (1) approved the Purchase and Sale Agreement with Empire Pharmacy Health Care Systems, Inc., for \$365,000 for sale of approximately 1.10 acres of City-owned vacant land located on the southwest corner of Columbia and Chicago Avenues, identified as portions of Assessor's Parcel Numbers 210-043-002, 210-043-005, 210-043-006, 210-043-007, 210-043-008, 210-043-009, 210-043-040, 210-043-041, and 210-043-042 ("Property"); (2) authorized the City Manager, or his designee, to execute the Purchase and Sale Agreement with Empire Pharmacy Health Care Systems, Inc., including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction and to expend up to \$10,000 for title, escrow and miscellaneous