

When recorded mail to:

SURVEYOR  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

**COPY**

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: Lot 27 – Surplus Property  
APN: 213-281-006  
Address: 3398 Mission Inn Avenue

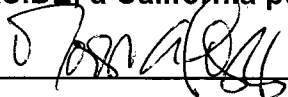
**DX - 1840**

**GRANT DEED**

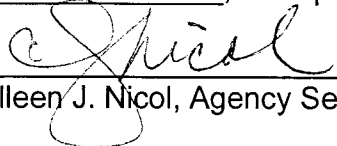
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **PARKING AUTHORITY OF THE CITY OF RIVERSIDE**, a California public entity, as Grantor does hereby grant to **GREENS (EHRENBERG), L.L.C.**, an Arizona limited liability company, the real property as described in **EXHIBIT "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated May 11, 2020


**PARKING AUTHORITY OF THE CITY OF RIVERSIDE, a California public entity**

By  Moises Lopez  
Deputy City Manager

\_\_\_\_\_, Chairperson

Attest   
Colleen J. Nicol, Agency Secretary

**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

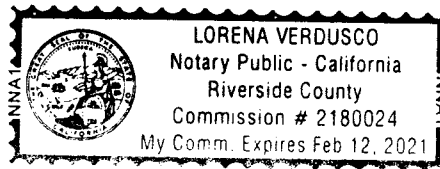
On May 11, 2020, before me, Lorena Verdusco, Notary Public,  
notary public, personally appeared, Moises Lopez and Colleen J. Nicol

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: Lot 27 – Surplus Property  
A.P.N.: 213-281-006  
Address: 3398 Mission Inn Avenue

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** on the Northerly line of said Block 7, Range 4, at a point 215 feet Westerly of the Northeast corner of said Block 7, Range 4;

Thence at right angles Southerly and parallel to the Easterly line of said block 7, Range 4, a distance of 125 feet to the Northerly line of an alley;


Thence Westerly along said Northerly line, a distance of 115 feet to the Westerly line of said Block 7, Range 4;

Thence Northerly along said Westerly line, a distance of 125 feet to the Northwest corner thereof;

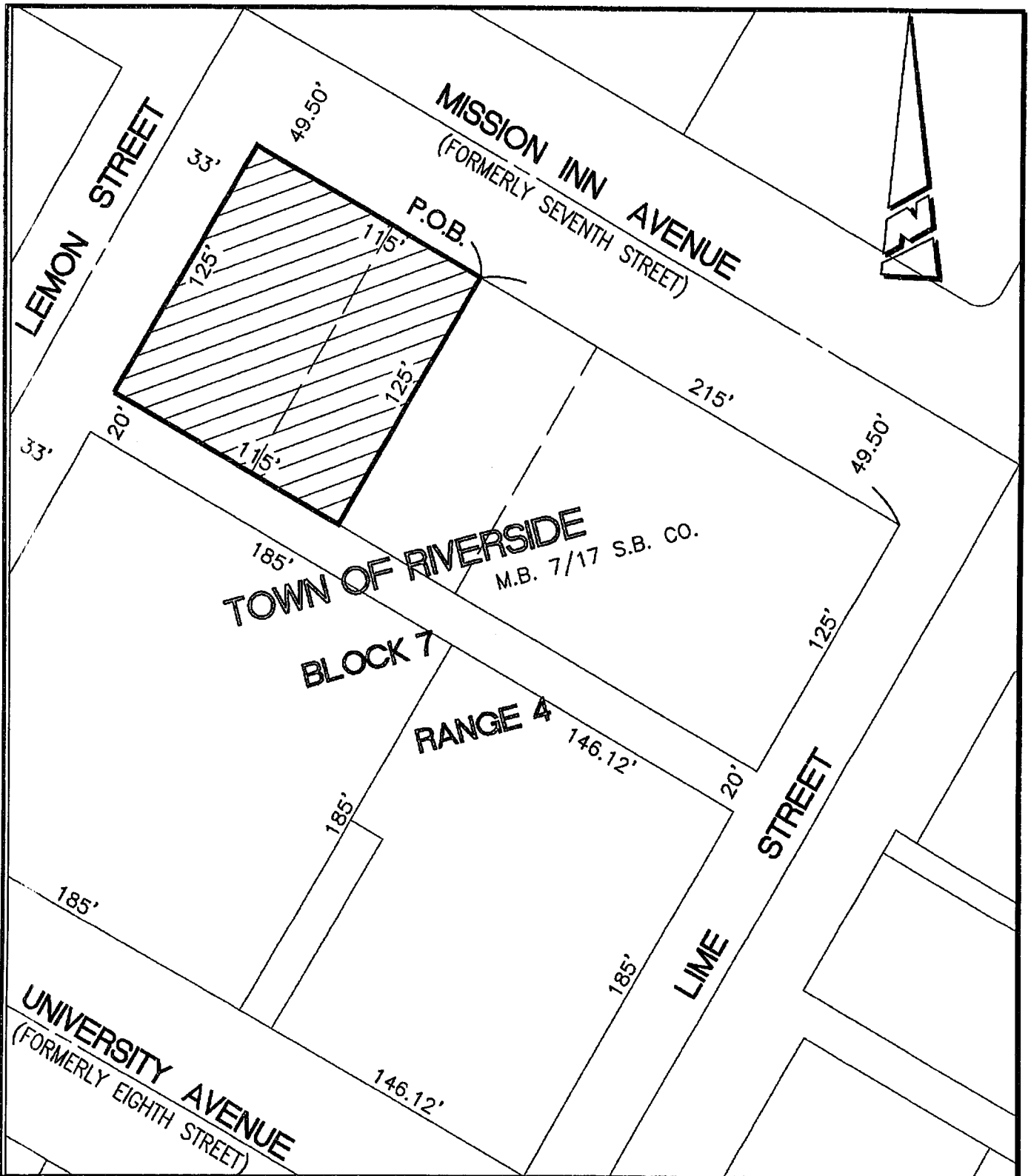
Thence Easterly along the North line of said Block 7, Range 4, a distance of 115 feet to the **POINT OF BEGINNING.**

Area – 14,375 S.F. more or less (0.33 Ac.)

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

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





• 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: 5/5/20

SUBJECT: LOT 27 - 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

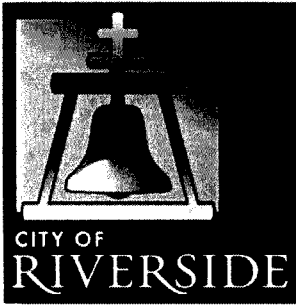
PROCUREMENT: **N/A**

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  
g:\deptcommon\masters\agreements\Dept Head Approval Slip\_122017



**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

**COUNCILMEMBERS**

*City of Arts & Innovation*

GARDNER	MELLENDEZ	SOUDEIROUS	CONDOR	MARTHUR	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