

ORANGE COAST TITLE CO.

When recorded mail to:

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

DOC # 2020-0627269
12/10/2020 11:23 AM Fees: \$33.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Received by: ALEJANDRA #1032

Project: P14-0075 Par. 2
APN: 210-043-047
TRA NO. 009-159
ORDER NO. 210-1952716-15

FOR RECORDER'S OFFICE USE ONLY

DX - 1842

DOCUMENTARY TRANSFER TAX \$803.00 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 EMPIRE PHARMACY HEALTH CARE SYSTEM, INC., a California corporation, 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 June 25, 2020

CITY OF RIVERSIDE, a California charter city and municipal corporation

By [Signature]
Al Zelinka, FAICP, City Manager

Attest [Signature]
Colleen J. Nicol, City Clerk

APPROVED AS TO FORM:
BY [Signature]
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 June 25, 2020, before me, Lorena Verduasco, Notary Public,
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.

[Signature]
Notary Signature



EXHIBIT "A"
LEGAL DESCRIPTION

Project: P14-0075 Par. 2
APN: 210-043-047

PARCEL 2

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

All those portions of Lots 9 through 18 in Block 2 of Lansdowne Division, as shown by map on file Book 8, Page 82 of Maps, records of Riverside County, California;

EXCEPTING THEREFROM those portions lying west, northwesterly, north and northeasterly of the following described line;

BEGINNING at a point on the South line of Said Lot 9, distant thereon 15.38 feet from the southeast corner of said Lot 9;

Thence North 0°47'35" East, parallel with the East Line of said Lot 9, a distance of 71.62 feet;

Thence North 45°33'53" East, a distance of 50.38 feet to a point on a line 48.30 feet South and parallel, as measured at right angles to the centerline of Columbia Avenue;

Thence South 89°09'17" East, along said parallel line, a distance of 342.30 feet to the beginning of a tangent curve concaving Southwesterly and having a radius of 140.00 feet;



Thence Easterly along said curve to the right through a central angle of 59°35'20" an arc length of 145.60 feet to the Northwest Line of Brandywine Avenue per said Map and the **END** of this Line description.

ALSO EXCEPTING THEREFROM the South 4.00 feet of said Lots 9 through 18.

Said legal description is pursuant to Certificate of Compliance for Lot Consolidation P14-0075 recorded October 4, 2018 as Document No. 2018-0395822 of Official Records of said County.

Area – 49,984.0 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.

 6/17/20 Prep. 
Curtis C. Stephens, L.S. 7519 Date



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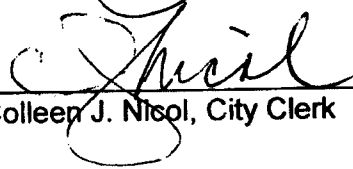
DOCUMENTARY TRANSFER TAX \$803.00 **GRANT DEED**


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 **EMPIRE PHARMACY HEALTH CARE SYSTEM, INC.**, a California corporation, 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 June 25, 2020

CITY OF RIVERSIDE, a California charter city and municipal corporation

By 
Al Zelinka, FAICP, City Manager

Attest 
Colleen J. Nisol, City Clerk

APPROVED AS TO FORM:
BY 
CHIEF ASSISTANT CITY ATTORNEY

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State of California

County of Riverside } ^{ss}

On June 25, 2020, before me, Lorena Verdusco, Notary Public,

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.

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WITNESS my hand and official seal.

Lorena Verdusco
Notary Signature



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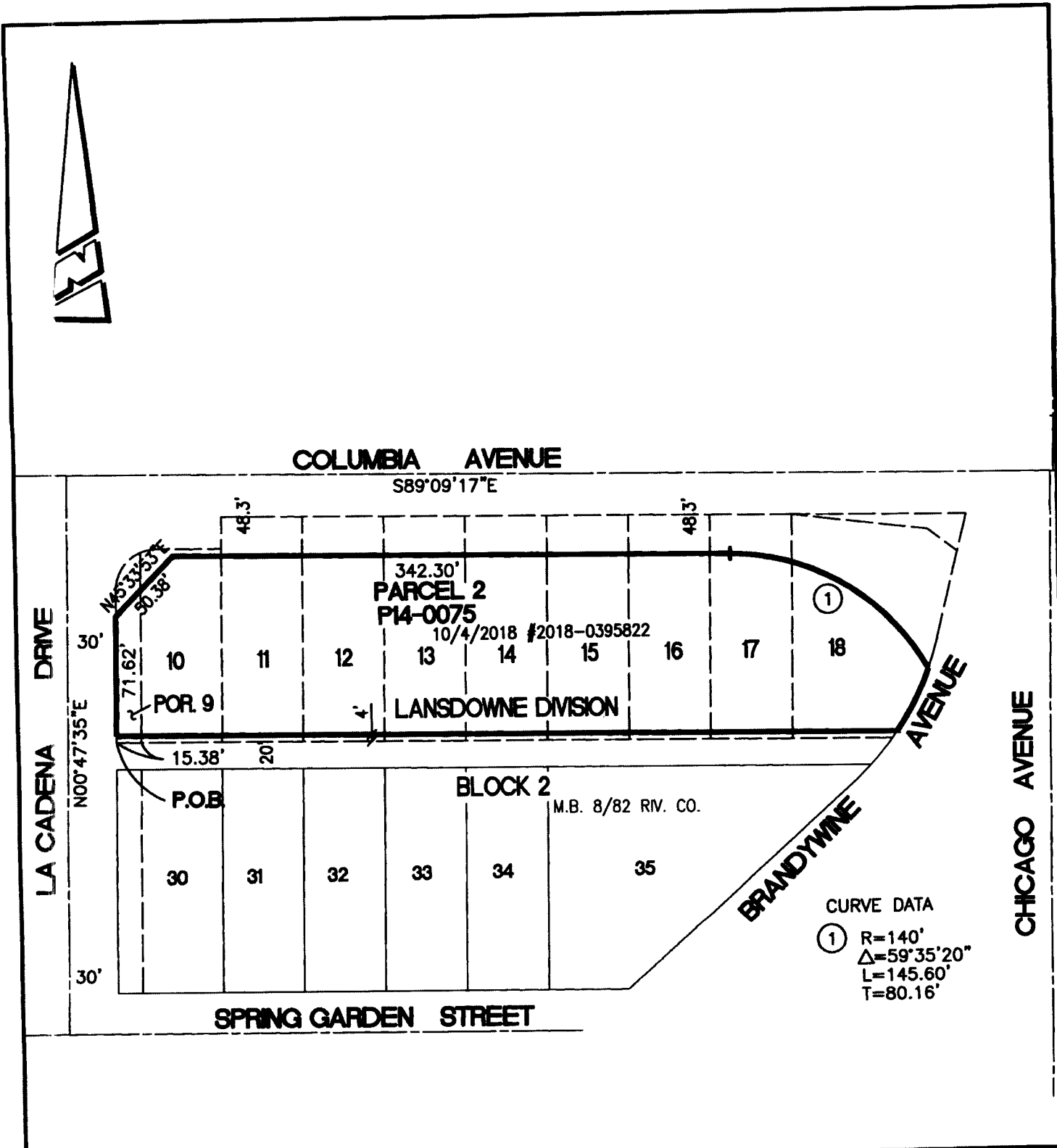
Said legal description is pursuant to Certificate of Compliance for Lot Consolidation P14-0075 recorded October 4, 2018 as Document No. 2018-0395822 of Official Records of said County.

Area – 49,984.0 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.

Curtis C. Stephens 6/3/20 Prep. *(Signature)*
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"=80'

DRAWN BY: CURT

DATE: 6/3/20

SUBJECT: P14-0075 PAR 2 - APN 210-043-047

DEPARTMENT HEAD APPROVAL FORM
Contracts/Agreements

DATE: **June 17, 2020**

PARTIES: **Empire Pharmacy Inc.**

PROJECT DESCRIPTION: **Columbia Avenue Grade Surplus (Site 1)**
Grant Deed
APN 210-043-047


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.): _____

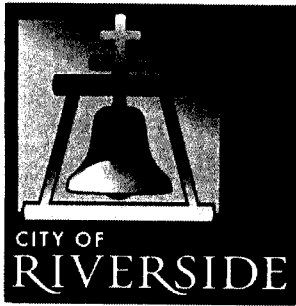
() Requisition Number: _____

() 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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**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

G A R D N E R	M E L E N D R E Z	S O U B I R O U S	C O N D E R	M A C A R T H U R	P E R R Y	A D A M S
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

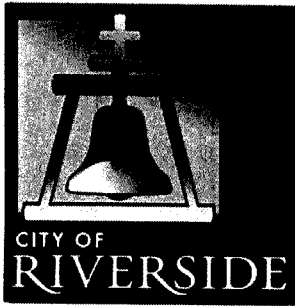
The City Council approved the City Council Finance Committee recommendations to receive and order filed the proposed Revenue Diversification and Use of One-Time Revenues Fiscal Policy.

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



**CITY COUNCIL,
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MINUTES**

TUESDAY, MAY 8, 2018, 1 P.M.
ART PICK COUNCIL CHAMBER
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City of Arts & Innovation

G A R D N E R	M E L E N D R E Z	S O U B I R O U S	C O N D E R	M A C C A R T H U R	P E R R Y	A D A M S
1	2	3	4	5	6	7

WARDS

related closing costs; and (3) increased the estimated annual revenues in the amount of \$355,000 in Account 0000101-380010, Sale of Land & Buildings (General Fund) and appropriated \$177,500 to Account 4110100-462200, Machine and Equipment (Public Works).

HOUSING AND URBAN DEVELOPMENT ANNUAL ACTION PLANS FOR PROGRAM YEARS 2016-17 AND 2017-18 AND 2015-19 FIVE-YEAR CONSOLIDATED PLAN

The City Council amended the United States Department of Housing and Urban Development Annual Action Plans for Program Years 2016-17 and 2017-18 and the 2015-19 Five-Year Consolidated Plan to expand the HOME Investment Partnerships Tenant-Based Rental Assistance Program and Emergency Solutions Grant Rapid Re-Housing Program servicing area from the City of Riverside to the County of Riverside.

AGREEMENT - DESIGN AND INSTALLATION SERVICES FOR LIQUID PRODUCT AND HAZARDOUS WASTE TANKS - CORPORATION YARD VEHICLE MAINTANCE FACILITIES - 8095 LINCOLN

The City Council (1) approved a Design Build Agreement, Request for Proposal 1688, with Orange Coast Petroleum Equipment, Inc., Orange, in the amount of \$223,911.32 from Fleet Fund Buildings and Structure Improvements Accounts for design and installation services for compliance of various liquid product and hazardous waste tanks at the Corporation Yard located at 8095 Lincoln Avenue; (2) authorized 15 percent change order authority in an amount up to \$33,586.70 for project changes including, but not limited to, unforeseen conditions and design improvements; and (3) authorized the City Manager, or his designee, to execute the Design Build Agreement including making any minor, non-substantive changes.

DISBURSEMENT OF REWARD FOR INFORMATION ON MURDER OF DANIEL DEAN

The City Council disbursed the \$10,000 reward approved by the City Council on October 10, 2017, to reward two subjects that came forward to supply significant information that helped detectives identify and apprehend the suspect responsible for the murder of Daniel Dean.

AGREEMENT - TRASH CAPTURE IMPLEMENTATION PLAN

The City Council (1) approved a Professional Consultant Services Agreement, Request for Proposal 1799, with Larry Walker Associates, Carlsbad, in the amount of \$59,070 from the National Pollutant Discharge Elimination System Storm Drain Fund Account to analyze trash capture program options and prepare a Trash Capture Implementation Plan; and