

Recording requested by
Stewart Title of California, Inc.

DOC # 2022-0298686
07/01/2022 02:15 PM Fees: \$29.00
Page 1 of 6
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

When recorded mail to:
Mail Tax statements to:
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MARY #420

DTT: \$1,818.30

FOR RECORDER'S OFFICE USE ONLY

Project: Five Points - Site "B"
A.P.N.: 146-220-040 *TRA 009175*
Address: 11144 Pierce Street
1481086

DX - 1859

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 the ENCORE FIVE POINTS, L.P., a Delaware limited partnership, 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 February 3, 2022

CITY OF RIVERSIDE, as Successor Agency to the REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, a public body

By: *Kris Martinez*
Al-Zelinka, FAICP, City Manager,
acting on behalf of the Successor Agency

Kris Martinez, Assistant City Manager

Attest: *[Signature]*
Donesia Gause, City Clerk

APPROVED AS TO FORM:
BY: *Susan Usher*
ASSISTANT CITY ATTORNEY

Mail Tax Statement As Directed Above

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 February 3, 2022, before me, Lorena Verdusco, Notary Public,
notary public, personally appeared, Kris Martinez and Donesia Gause

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

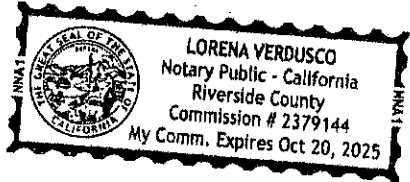


EXHIBIT "A"

A.P.N.: 146-220-040
FEE SIMPLE INTEREST

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

Parcel "A"

Lot 7 in Block 57 of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7 of Maps at Page 66 thereof, Records of Riverside County, California;

EXCEPTING THEREFROM that portion thereof as conveyed to Riverside County by document recorded April 1, 1952 in Book 1355, Page 541, Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion thereof lying Northeasterly of the Southwesterly line of that certain parcel of land as conveyed to W.K. Newby and Lois W. Newby, husband and wife, as joint tenants, by document recorded June 26, 1957 in Book 2109, Page 346, Official Records of Riverside County, California, and the Northwesterly and Southeasterly prolongations thereof;

ALSO EXCEPTING THEREFROM that portion thereof as conveyed to the City of Riverside by document recorded October 15, 1976 as Instrument No. 156820, Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion lying within Tract 29058 as shown by map on file in Book 289 of Maps, at Pages 27 through 36 thereof, Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion lying Northwesterly of a line parallel with and distant 65.00 feet Southeasterly, measured at right angle from the centerline of Pierce Street (formerly Pierce Place) as shown on La Sierra Academy Tract No. 1 by map on file in Book 13 of Maps, at Page 73 thereof, Records of Riverside County, California;

The above described parcel of land contains 1.582 acres, more or less.

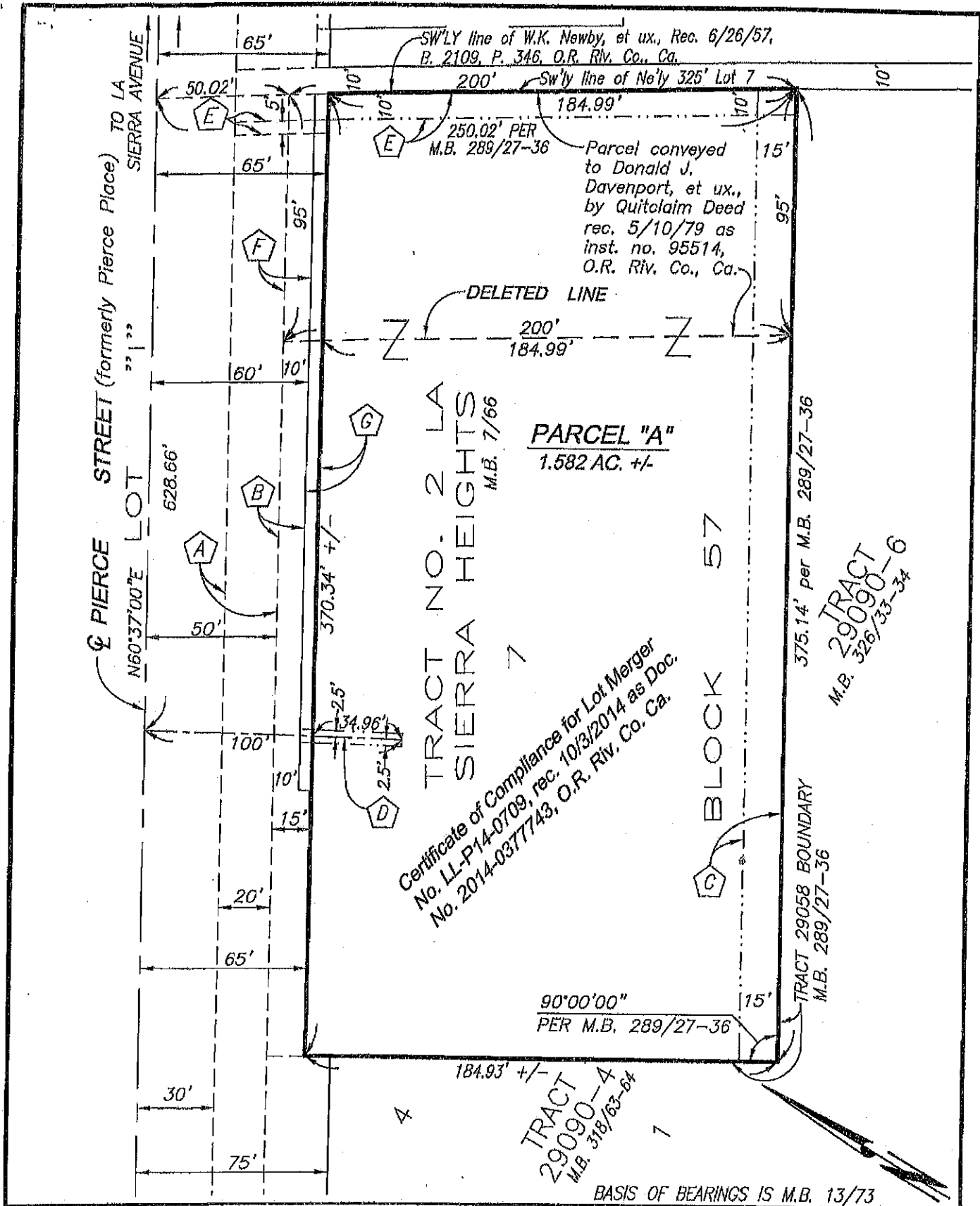
Said legal description is pursuant to Parcel "A" of City of Riverside Certificate of Compliance for Lot Merger No. LL-P14-0709, recorded October 3, 2014 as Document No. 2014-0377743, Official Records of Riverside County, California.

Subject to an easement for electric energy distribution facilities, sewer and public utility facilities as reserved on said Certificate of Compliance for Lot Merger No. LL-P14-0709.

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

Curtis C. Stephens 5/15/17 Prep. E.V.
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 2

SCALE: 1"=50'

DRAWN BY: EV

DATE: 5/15/17

SUBJECT: POR. APN 146-220-040