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Stewart Title of California, Inc.

DOC # 2022-0298687
07/01/2022 02:15 PM Fees: \$42.00
Page 1 of 7
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

When recorded mail 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: \$932.80

FOR RECORDER'S OFFICE USE ONLY

Project: Five Points - Site "B"
A.P.N.: 146-220-041-TRA CO9175
Address: 11124 Pierce Street
1481086

DX - 1860

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

APPROVED AS TO FORM:
BY: Susan Ullera
ASSISTANT CITY ATTORNEY

Attest: Donesia Gause
Donesia Gause, City Clerk

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

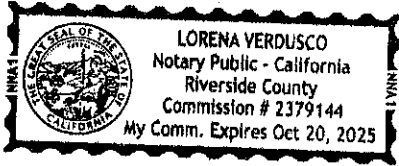


EXHIBIT "A"

A.P.N.: 146-220-041
FEE SIMPLE INTEREST

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

Parcel "A"

That portion of Lots 13 through 16 of La Sierra Academy Tract No. 1 as shown by map on file in Book 13 of Maps, at Page 73 thereof, and that portion of 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, both Records of Riverside County, California, described as follows:

Commencing at the most Southerly corner of said Lot 14, said corner being an angle point in the boundary line of Parcel 1 conveyed to James G. Burkette, et ux., by Deed recorded January 8, 1982 as Instrument No. 4273, Official Records of Riverside County, California;

Thence S.61°17'34"W. along a line parallel with the Northwesterly line of said Lot 7 and along the boundary line of said Parcel 1 and the Southwesterly prolongation thereof, a distance of 150.10 feet to a point in a line parallel with and distant 300.05 feet Southwesterly, measured at right angles from the Southwesterly right of way line of La Sierra Avenue (formerly Holden Avenue) as shown on said La Sierra Academy Tract No. 1, said point being an angle point in the Northwesterly boundary line of Parcel "B" of Certificate of Compliance for Lot Line Adjustment No. LL-P03-0513, recorded July 30, 2009 as Document No. 396718, Official Records of Riverside County California, also being the **Point of Beginning** of the parcel of land to be described;

Thence N.30°11'09"W. along said parallel line and the Northwesterly boundary line of said Parcel "B", a distance of 115.38 feet to the Southeasterly line of that certain parcel of land described in Grant of Easement & Waiver of Access Rights to the City of Riverside, by Document recorded May 24, 2010 as Document No. 2010-0238428, Official Records of Riverside County, California;

Thence N.62°33'57"E. along said Southeasterly line, a distance of 30.04 feet to a line parallel with and distant 30.00 feet Northeasterly, measured at right angles from the previously described parallel line;

Thence continuing N.62°33'57"E. along said Southeasterly line, a distance of 99.69 feet;

Thence Northeasterly along said Southeasterly line and along the Southeasterly line of that certain parcel of land described in Grant of Easement & Waiver of Access Rights to the City of Riverside, by Document recorded May 24, 2010 as Document No. 2010-0238424, Official Records of Riverside County, California on a curve concave Southeasterly, having a radius of 688.00 feet, through an angle of 11°56'35", an arc length of 143.41 feet to a point of compound curvature;

Thence Southeasterly along previously said Southeasterly line on a curve concave Southwesterly, having a radius of 38.00 feet, through an angle of 74°51'34", an arc length of 49.65 feet (the initial radial line bears N.15°29'28"W.);

Thence S.30°37'54"E. along previously said Southeasterly line, a distance of 68.76 feet to a point hereinafter referred to as Point "A", said point being in the Northwesterly line of Parcel "A" of said Certificate of Compliance for Lot Line Adjustment No. LL-P03-0513;

The preceding four (4) courses are hereinafter referred to as "Course A";

Thence the following six (6) courses along the Northwesterly line of said Parcel "A" and along the Northwesterly boundary line of said Parcel "B";

S.59°47'39"W., a distance of 73.92 feet;

N.28°42'26"W., a distance of 1.96 feet;

S.61°17'34"W., a distance of 76.07 feet;

S.61°17'34"W., a distance of 100.03 feet;

N.30°11'09"W., a distance of 10.00 feet;

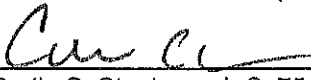
S.61°17'34"W., a distance of 50.07 feet to the **Point of Beginning**.

The above described parcel of land contains 34,765 square feet, more or less.

Said legal description is pursuant to Parcel "A" of City of Riverside Certificate of Compliance for Lot Merger No. LL-P14-1057, recorded February 27, 2015 as Document No. 2015-0080104, Official Records of Riverside County, California.

Subject to an easement for electric energy distribution and telecommunication facilities and the waiver and relinquishment of all rights of ingress and egress as reserved on said Certificate of Compliance for Lot Merger No. LL-P14-1057.

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

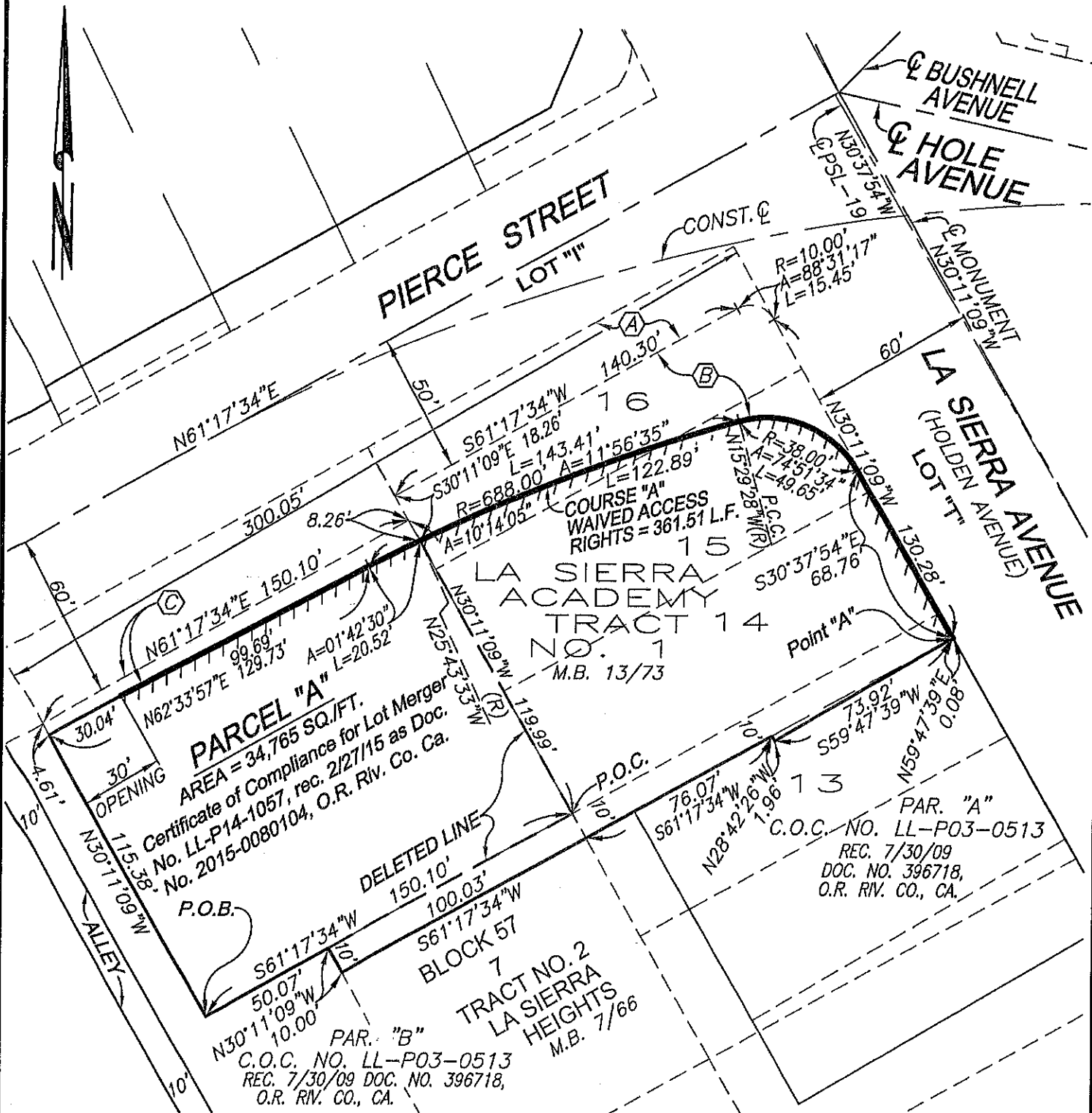

Curtis C. Stephens, L.S. 7519 12/21/21 Date Prep. E.V.



NOTE:
 SEE SHEET 2 FOR
 ADDITIONAL
 EASEMENTS RESERVED
 ON LOT MERGER NO.
 LL-P14-1057.

- (A) Parcel to County of Riverside, rec. 10/15/56
 Inst. No. 70859, O.R. Riv. Co., Ca.
- (B) Parcel to City of Riverside, rec. 5/24/10
 Doc. No. 2010-0238424, O.R. Riv. Co., Ca.
- (C) Parcel to City of Riverside, rec. 5/24/10
 Doc. No. 2010-0238428, O.R. Riv. Co., Ca.

////// Indicates Access
 Denial Line per
 Lot Merger No.
 LL-P14-1057



• 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

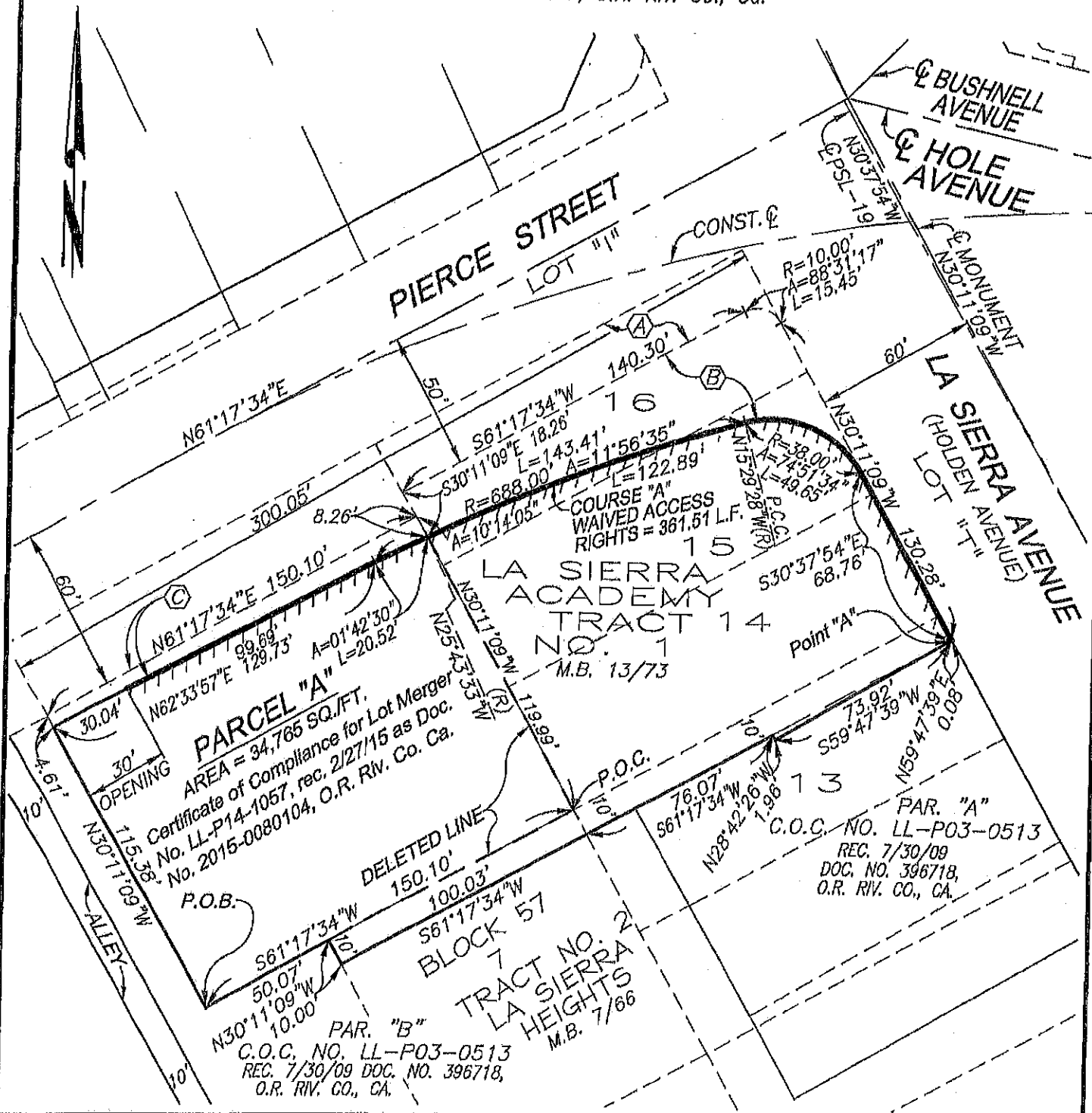
DATE: 12/2/21

SUBJECT: FIVE POINTS PROJECT - SITE "B"

NOTE:
 SEE SHEET 2 FOR
 ADDITIONAL
 EASEMENTS RESERVED
 ON LOT MERGER NO.
 LL-P14-1057.

- (A) Parcel to County of Riverside, rec. 10/15/56
 Inst. No. 70859, O.R. Riv. Co., Ca.
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SHEET 1 OF 2

SCALE: 1"=50'

DRAWN BY: EV

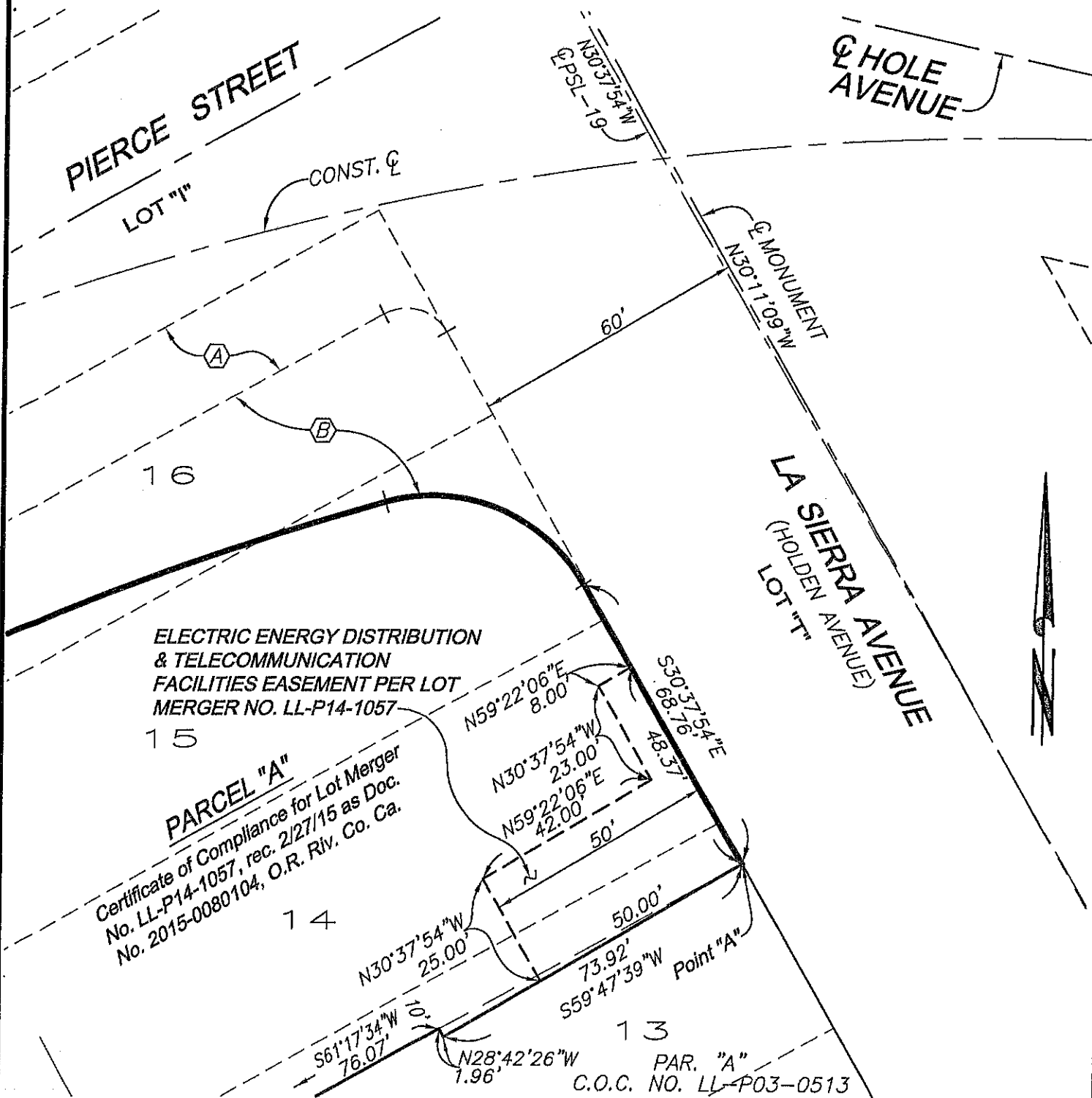
DATE: 5/4/17

SUBJECT: FIVE POINTS PROJECT - SITE "B"

Ⓐ Parcel to County of Riverside, rec. 10/15/56
Inst. No. 70859, O.R. Riv. Co., Ca.

Ⓑ Parcel to City of Riverside, rec. 5/24/10
Doc. No. 2010-0238424, O.R. Riv. Co., Ca.

Ⓒ Parcel to City of Riverside, rec. 5/24/10
Doc. No. 2010-0238428, O.R. Riv. Co., Ca.



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SHEET 2 OF 2

SCALE: 1"=30'

DRAWN BY: EV

DATE: 12/2/21

SUBJECT: FIVE POINTS PROJECT - SITE "B"