

Recording Requested By:
Stewart Title of California

DOC # 2016-0270682
06/30/2016 04:20 PM Fees: \$40.00
Page 1 of 6
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

When recorded mail to:

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

**This document was electronically submitted
to the County of Riverside for recording**
Received by: TERESA #134

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: Fairview Surplus
APN: 222-250-027-TRA 009002
Address: Vacant Land, Riverside, CA

DX - 1641

487772
TRANSFER TAX \$682

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 PB DEVELOPMENT SERVICES CORPORATION, an Arizona 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 27 20 16

CITY OF RIVERSIDE, a California charter city and municipal corporation

By [Signature]
Al Zelinka, FAICR, Assistant City Manager for
John A. Russo, 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 27, 2016, before me, Lorena Verdusco, Notary Public,
notary public, personally appeared, Al Zelinka and Colleen J. Nico

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

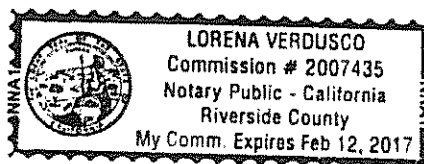


EXHIBIT A

Por. APN: 222-250-001

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

Parcel "A"

That portion of Lot 19 of Map of Victoria Ranch on file in Book 4 of Maps at Page 59 thereof, Records of Riverside County, California and that portion of the Northeast one-quarter of the Southwest one-quarter of Section 36, Township 2 South, Range 5 West, S.B.M., more particularly described as all of PARCEL I as conveyed to the City of Riverside by Deed recorded December 18, 1972 as Instrument no. 166569, Official Records of Riverside County, California;

RESERVING THEREFROM a permanent easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, lying Southwesterly, Southerly, Southeasterly and Easterly of the following described line:

Beginning at the intersection of the Northerly line of said PARCEL I, with a line concentric with and 60.00 feet Northeasterly, measured radially from the centerline of Central Avenue as shown on said Deed;

Thence **(COURSE 1)** Southeasterly along said concentric line on a non-tangent curve concave Southwesterly, having a radius of 660.00 feet, through an angle of 10°07'49", an arc length of 116.69 feet (the initial radial line bears N.26°52'08"E.);

Thence **(COURSE 2)** S.53°00'03"E. continuing along said concentric line and along a line tangent to the end of said curve, a distance of 84.31 feet;

Thence **(COURSE 3)** Southeasterly continuing along said concentric line on a curve concave Southwesterly, having a radius of 660.00 feet, through an angle of 10°30'13", an arc length of 120.99 feet;

Thence **(COURSE 4)** S.80°46'15"E., a distance of 19.33 feet;

Thence **(COURSE 5)** N.88°08'23"E., a distance of 33.13 feet;

Thence **(COURSE 6)** Northeasterly on a curve concave Northwesterly, having a radius of 247.00 feet, through an angle of 08°56'24", an arc length of 38.54 feet;

Thence continuing Northeasterly along said last described curve, through an angle of 30°47'46", an arc length of 132.76 feet;

Thence N.48°24'13"E., a distance of 93.08 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 247.00 feet, through an angle of 12°53'24", an arc length of 55.57 feet to the Southeasterly prolongation of

that portion of the Westerly line of Fairview Avenue shown as having a bearing of N.14°58'W. on said Map of Victoria Ranch;

Thence N.15°21'20"W. along said prolongation and the Westerly line of said Fairview Avenue, a distance of 109.98 feet to an angle point therein;

Thence N.30°07'34"W. continuing along said Westerly line, a distance of 17.85 feet to the Northeasterly corner of that certain parcel of land conveyed to the City of Riverside by Deed recorded June 4, 1971 as Instrument no. 59975, Official Records of Riverside County, California, being the end of said line description;

The above described parcel shall have no right of vehicular or pedestrian access to Central Avenue or Fairview Avenue, both public streets over and across those Courses described as Courses 1 through 6 above;

The above described parcel of land contains 1.247 acres, more or less.

Parcel "B"

That portion of Lot 19 of Map of Victoria Ranch on file in Book 4 of Maps at Page 59 thereof, Records of Riverside County, California and that portion of the Northeast one-quarter of the Southwest one-quarter of Section 36, Township 2 South, Range 5 West, S.B.M., more particularly described as all of that parcel of land conveyed to the City of Riverside by Deed recorded June 4, 1971 as Instrument no. 59975, Official Records of Riverside County, California;

EXCEPTING THEREFROM that portion described as follows:

Beginning at the Northeasterly corner of said parcel of land conveyed to the City of Riverside by Deed recorded June 4, 1971;

Thence S.70°04'19"W. along the Northerly line of said parcel of land conveyed to the City of Riverside by Deed recorded June 4, 1971, a distance of 188.50 feet to the Northwest corner thereof;

Thence N.79°50'19"E., a distance of 50.77 feet;

Thence N.66°30'46"E., a distance of 138.73 feet to the point of beginning.

RESERVING THEREFROM a permanent easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, lying Southwesterly, Southerly, Southeasterly and Easterly of the following described line:

Beginning at the intersection of the Northerly line of PARCEL I as conveyed to the City of Riverside by Deed recorded December 18, 1972 as Instrument no. 166569, Official Records of Riverside County, California, with a line concentric with and 60.00 feet Northeasterly, measured radially from the centerline of Central Avenue as shown on said Deed;

Thence Southeasterly along said concentric line on a non-tangent curve concave Southwesterly, having a radius of 660.00 feet, through an angle of 10°07'49", an arc length of 116.69 feet (the initial radial line bears N.26°52'08"E.);

Thence S.53°00'03"E. continuing along said concentric line and along a line tangent to the end of said curve, a distance of 84.31 feet;

Thence Southeasterly continuing along said concentric line on a curve concave Southwesterly, having a radius of 660.00 feet, through an angle of 10°30'13", an arc length of 120.99 feet;

Thence S.80°46'15"E., a distance of 19.33 feet;

Thence N.88°08'23"E., a distance of 33.13 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 247.00 feet, through an angle of 08°56'24", an arc length of 38.54 feet;

Thence continuing Northeasterly along said last described curve, through an angle of 30°47'46", an arc length of 132.76 feet;

Thence N.48°24'13"E., a distance of 93.08 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 247.00 feet, through an angle of 12°53'24", an arc length of 55.57 feet to the Southeasterly prolongation of that portion of the Westerly line of Fairview Avenue shown as having a bearing of N.14°58'W. on said Map of Victoria Ranch;

Thence N.15°21'20"W. along said prolongation and the Westerly line of said Fairview Avenue, a distance of 109.98 feet to an angle point therein;

Thence N.30°07'34"W. continuing along said Westerly line, a distance of 17.85 feet to the Northeasterly corner of said parcel of land conveyed to the City of Riverside by Deed recorded June 4, 1971, being the end of said line description;

The above described parcel of land contains 0.746 acres, more or less.

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

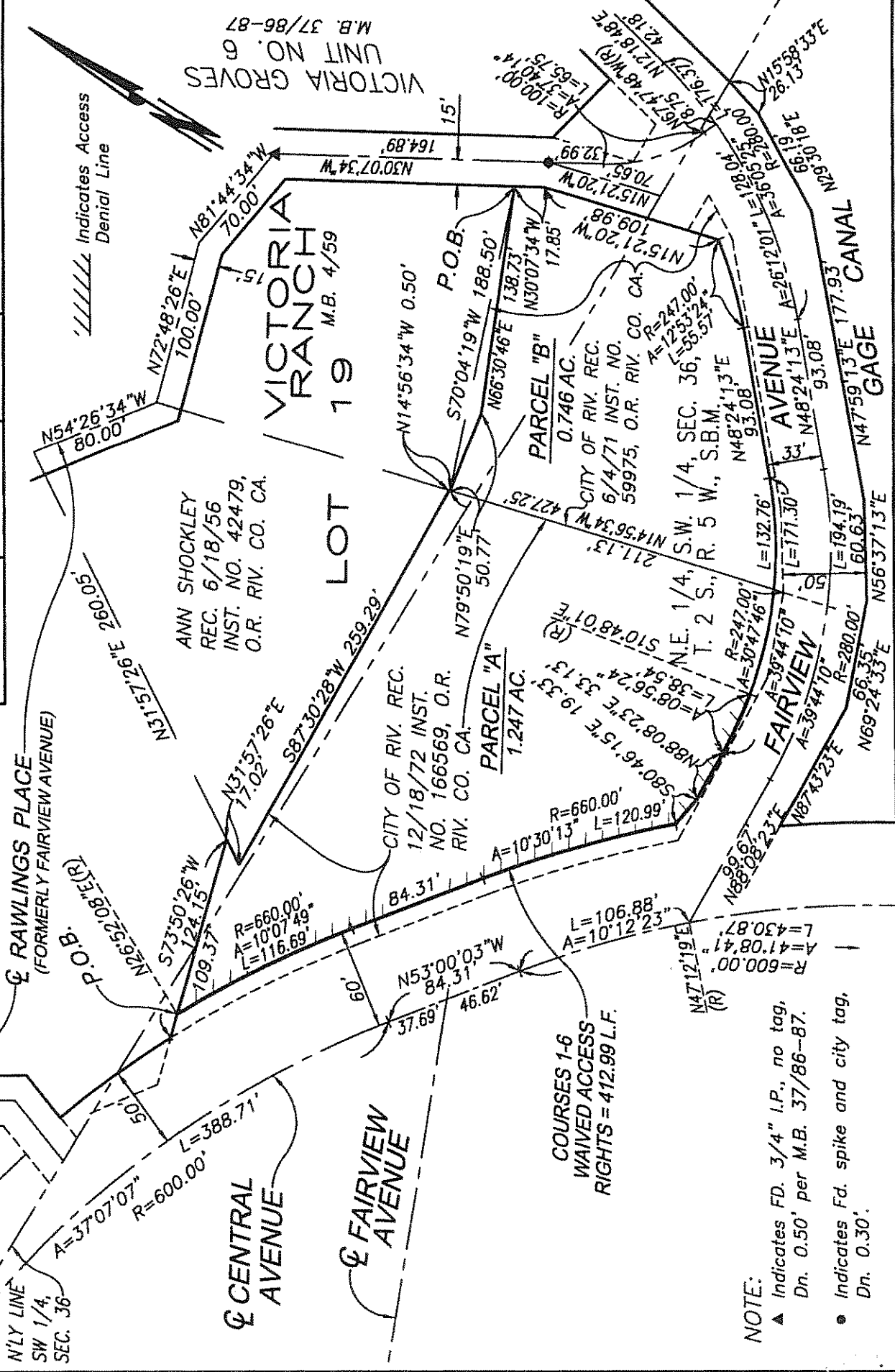
Curtis C. Stephens 6/16/16 Prep. (Signature)
Curtis C. Stephens, L.S. 7519 Date



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.

SCALE: 1"=80' DRAWN BY: EV DATE: 5/6/09 SUBJECT: FAIRVIEW AGENCY SURPLUS



NOTE:
 ▲ Indicates FD. 3/4" I.P., no tag,
 Dn. 0.50' per M.B. 37/86-87.
 ● Indicates Fd. spike and city tag,
 Dn. 0.30'.