

STEWART TITLE-Riverside

DOC # 2014-0036259

When recorded mail to:

01/29/2014 08:00 AM Fees: \$0.00

Page 1 of 8

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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

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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: 3902 University Avenue

APNS: 215-022-017, 018

DX- 1643

TRA: 009-008
Transfer Tax \$0.00
Conveyance to exempt
Governmental Entity R&T 11922

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the HOUSING AUTHORITY OF THE CITY OF RIVERSIDE, a public entity, corporate and politic, as Grantor, does hereby grant to RIVERSIDE COMMUNITY COLLEGE DISTRICT, a public entity, 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: November 4, 2013

HOUSING AUTHORITY OF THE CITY OF RIVERSIDE, a public entity, corporate and politic

By: Deanna Lorson
Deanna Lorson, Assistant City Manager
for Scott C. Barber, Executive Director

ATTEST

By: [Signature]
City Clerk

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY [Signature]
Deputy City Attorney

RINA M. GONZALES

01150-42209

ACKNOWLEDGEMENT

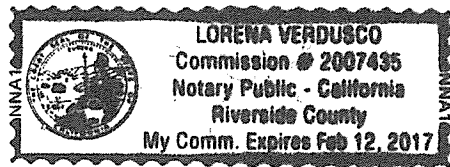
STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On November 4, ²⁰¹³, before me, Lorena Verdusco, Notary Public, personally appeared Deanna Lorson 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



ORDER NO: 01180-42209

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED, READS AS FOLLOWS:

NAME OF NOTARY: Lorena Verdusco

DATE COMMISSION EXPIRES: Feb. 12, 2017

NOTARY IDENTIFICATION NUMBER: 2007435
(FOR NOTARIES COMMISSIONED AFTER 01/01/1992).

MANUFACTURER / VENDOR IDENTIFICATION NUMBER: NNA 1
(FOR NOTARIES COMMISSIONED AFTER 01/01/1992)

COUNTY OF COMMISSION: Riverside County

PLACE OF EXECUTION OF THIS DECLARATION: Riverside, CA

TODAYS DATE: 1-28-2014



SIGNATURE

Norm Bordick

STEWART TITLE OF CALIFORNIA

EXHIBIT "A"

A.P.N. 215-022-017 & 018

Fee Simple Interest

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Dr. C. Whittiers Subdivision of Block 8, Range 9 of the Town of Riverside, as shown by map of said subdivision on file in Book 3, Page 8 of Maps, records of San Bernardino County, California, described as follows:

PARCEL A

Lot 1 *together with* Lots 2, 3, 4, 23 and 24, the easterly 10 feet of Lot 5, that portion of that certain Alley (vacated), all lying within Block 2 of said map, a strip of land 5 feet wide lying immediately easterly of and adjoining said Lot 1, that portion of the northeasterly one-half of Whittier Place (vacated), of said map, and that portion of the northwesterly one-half of Fairmount Boulevard, formerly Almond Street, (vacated), of said map, all lying within the following described parcel of land:

BEGINNING at the most easterly corner of Parcel 1 of Parcel Map No. 8904, as shown by map on file in Book 44, Pages 30 and 31 of Parcel Maps, records of Riverside County, California;

THENCE South 29°02'43" West, along the southeasterly line of said Parcel 1, a distance of 95.00 feet to an angle point in said southeasterly line;

THENCE South 60°56'15" East, continuing along said southeasterly line, a distance of 10.00 feet to an angle point in said southeasterly line;

THENCE South 29°02'54" West, continuing along said southeasterly line, a distance of 106.50 feet to the most southerly corner of said Parcel 1; said corner being in the centerline of that portion of Whittier Place as vacated by the City Council of the City of Riverside by Ordinance No. 4506, recorded January 9, 1978, as Instrument No. 3887 of Official Records of said Riverside County;

THENCE South 60°56'15" East, along said centerline of Whittier Place (vacated), a distance of 50.07 feet to the southwesterly prolongation of the northwesterly line of Lot 25 in said Block 2;

THENCE North 29°03'32" East, along said southwesterly prolongation of the northwesterly line of Lot 25, a distance of 11.50 feet to the most westerly corner of said Lot 25; said corner also being in the northeasterly line of Whittier Place;

THENCE South 60°56'15" East, along said northeasterly line of Whittier Place, a distance of 88.07 feet to the centerline of Fairmount Boulevard (vacated), said centerline of Fairmount Boulevard being shown by said Parcel Map No. 8904;

THENCE North 29°04'10" East, along said centerline of Fairmount Boulevard (vacated), a distance of 190.00 feet to the southwesterly line of University Avenue; said southwesterly line also being in a line that is parallel with and distant 49.50 feet southwesterly, as measured at right angles, from the centerline of University Avenue as shown by said Parcel Map No. 8904;

THENCE North 60°56'15" West, along said southwesterly line of University Avenue, a distance of 148.22 feet to the **POINT OF BEGINNING**;

EXCEPTING THEREFROM any portion lying within Lots 25 and 26 in said Block 2, a rectangular strip of land 5.00 feet wide and 90.00 feet in length, that portion of said Alley (vacated), and that portion of said Fairmount Boulevard (vacated), lying within the following described parcel of land:

BEGINNING at said most westerly corner of Lot 25;

THENCE North 29°03'32" East, along the northwesterly line of said Lot 25 and along the northeasterly prolongation of said northwesterly line of Lot 25, a distance of 95.00 feet to the southwesterly line of the northeasterly one-half of said Alley (vacated);

THENCE South 60°56'15" East, along said southwesterly line of the northeasterly one-half of said Alley (vacated), a distance of 55.09 feet to a point in a line that is parallel with and distant 33.00 feet northwesterly, as measured at right angles, from said centerline of Fairmount Boulevard (vacated);

THENCE South 60°55'50" East, at right angle to said centerline of Fairmount Boulevard (vacated), a distance of 33.00 feet to said centerline of Fairmount Boulevard (vacated);

THENCE South 29°04'10" West, along said centerline of Fairmount Boulevard (vacated), a distance of 95.00 feet to said northeasterly line of Whittier Place;

THENCE North 60°56'15" West, along said northeasterly line of Whittier Place, a distance of 88.07 feet to the **POINT OF BEGINNING**.

SUBJECT TO existing permanent easements and rights-of-way for water lines, electric energy distribution and transmission facilities, telephone, telegraph and telecommunications facilities, gas lines, sanitary sewer facilities, storm drain facilities, including but not limited to access and rights to keep property free from inflammable materials and wood growth that would interfere with the use of said permanent easements and rights-of-way, lying

within Whittier Place and that certain Alley lying within said Block 2 as reserved in said Ordinance No. 4506, and lying within Fairmount Boulevard and that certain Alley as vacated by Resolution No. 22254 of the City Council of the City of Riverside.

Area - 19,413 square feet, 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 5/11/13 Prep. Kep
Curtis C. Stephens, L.S. 7519 Date



UNIVERSITY

AVENUE

49.5'

N60°56'15"W

148.22'

DR. C. WHITTIER'S
SUBDIVISION

M.B. 3/8 S.B. CO.

PARCEL A

(ESMTS. RES.)

RESERVED)

95.00'

190.00'

PARCEL MAP NO. 8904
P.M.B. 44/30-31
PARCEL 1

P.O.B.

S29°02'43"W
95.00'

10'

10.00'
S60°56'15"E

S29°02'54"W
106.50'

23

24

25

26

BLOCK 2

N29°03'32"E
95.00'

(EASEMENTS

33'

95.00'

N29°04'10"E

FAIRMOUNT BLVD. (VACATED)

(ESMTS. RES.)

S60°56'15"E

88.07'
S60°56'15"E

WHITTIER PLACE

• 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: N.T.S.

DRAWN BY: Kgs DATE: 4/30/13

HOUSING TO RCC - 215-022-017 & 018


ORIGINAL

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed, dated November 4th, 2013, by the Housing Authority of the City of Riverside, a public entity, corporate and politic, as Grantor, to Riverside Community College District, a public entity, is hereby accepted by the undersigned pursuant to authority conferred by resolution of the Board of Trustees on May 21, 2013, and the Grantee consents to the recordation thereof by its duly authorized officer.

RIVERSIDE COMMUNITY COLLEGE DISTRICT

Date: 1-21-14

By: 

Aaron S. Brown
Vice Chancellor
Business and Financial Services

Property Address: 3902 University Avenue
Escrow No. #01180-42209