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12/19/2013 03:40 PM Fees: \$63.00
Page 1 of 7 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

City Surveyor Clerk's Office
~~Public Works Department~~
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: LCWEATHERS

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

TRA: 009-128
Project: Former Marcy Branch Library
APNS: 225-124-014 and 225-124-016
Addresses: 3711 & 3723 Central Avenue, Riverside, CA

DX- 1646

Documentary Transfer Tax City \$781.00/County \$781.00 Full value
DTT: \$1,562.00

GRANT DEED

710/314362 - DD

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 CONCOURS LP, a California limited partnership, 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 25, 2013

CITY OF RIVERSIDE, a municipal corporation

By: Deanna Lorson
Deanna Lorson, Assistant City Manager
for Scott Barber, City Manager

ATTEST

By: Sherry Norton
City Clerk

APPROVED AS TO FORM
Jessam Wilson
DEPUTY CITY ATTORNEY

ACKNOWLEDGEMENT

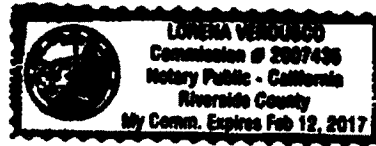
STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On November 25, ²⁰¹³, before me, Lorena Verducco, Notary Public, notary public, personally appeared Deanna Lorson and Sherry Morton 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/hers/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 Verducco
Notary Signature



ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Lorena Verduco
Notary Identification Number 2007435
County Where Bond is Filed Riverside
Date Commission Exp Feb. 12, 2017

DATE: 12, 19, 13

SPL, Inc. as agent

Signature [Handwritten Signature]

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

ATTACHED FOR CLARITY:

SPL, Inc. as agent

DATE: / /

Signature _____

THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TO THE NORTH LINE OF CENTRAL AVENUE;

THENCE WESTERLY, ON THE NORTH LINE OF CENTRAL AVENUE, 115.65 FEET, TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34;

THENCE NORTHERLY, ON SAID WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 155.00 FEET;

THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF CENTRAL AVENUE 115.65 FEET, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EASTERLY 80.65 FEET OF THE NORTHERLY 20.00 FEET OF THE ABOVE DESCRIBED PROPERTY.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE WEST HALF OF THE EAST HALF OF THE SOUTH EAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 11 OF THE WHITTED TRACT IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN MAP BOOK 22, PAGE 6 THEREOF OFFICIAL RECORDS OF SAID COUNTY, DISTANT SOUTHERLY THEREON 20.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 11;

THENCE SOUTHERLY ALONG SAID WEST LINE OF LOT 11, A DISTANCE OF 117.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 11;

THENCE WESTERLY ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 11, A DISTANCE OF 58.00 FEET;

THENCE NORTHERLY PARALLEL WITH SAID WEST LINE OF LOT 11, A DISTANCE OF 117.00 FEET;

THENCE EASTERLY IN A DIRECT LINE, 58.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF THE ABOVE DESCRIBED PARCELS OF LAND LYING SOUTHERLY OF A LINE THAT IS PARALLEL AND 44.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF CENTRAL AVENUE AND LYING NORTHERLY OF A LINE THAT IS PARALLEL AND 178.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF CENTRAL AVENUE.

SUBJECT TO AN EASEMENT AS DESCRIBED IN A DEED FROM THE CITY OF RIVERSIDE TO EUGENE AND LEOLA SHIDLER, THEIR SUCCESSORS AND ASSIGNS, BY DOCUMENT

RECORDED MAY 18, 1961, AS INSTRUMENT No. 42448 OF OFFICIAL RECORDS, FOR INGRESS AND EGRESS ONLY, OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND IN A PART OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF RIVERSIDE, CALIFORNIA, DATED MAY 10, 1957 AND RECORDED JUNE 18, 1957, IN BOOK 2104, AT PAGE 552, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 137.00 FEET TO THE SOUTHERLY LINE OF AN ALLEY, 16.0 FEET IN WIDTH;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID ALLEY, A DISTANCE OF 15.0 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTHERLY PARALLEL WITH, AND 15.0 FEET EASTERLY FROM THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 30.0 FEET TO A POINT;

THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 42.65 FEET TO A POINT;

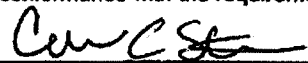
THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 10.0 FEET;

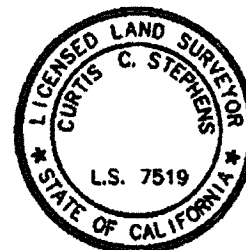
THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 22.65 FEET;

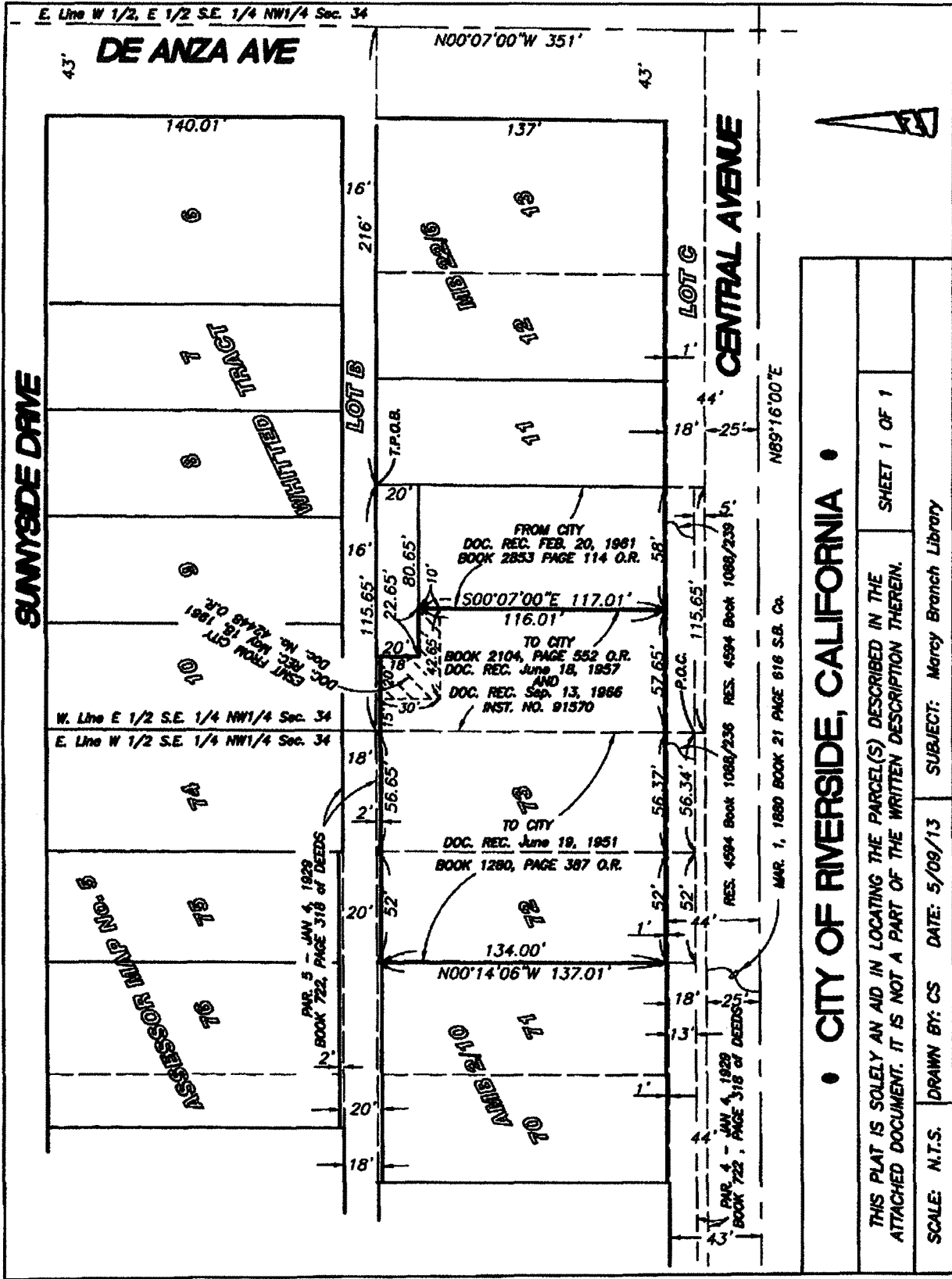
THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 20.00 FEET TO THE SOUTHERLY LINE OF SAID 16.0 FOOT ALLEY;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ALLEY, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING.

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

 9/15/13 Prep. _____
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: N.T.S.	DRAWN BY: CS
DATE: 5/09/13	
SUBJECT: Marcy Branch Library	