

DOC # 2017-0103436
03/14/2017 09:59 AM Fees: \$43.00
Page 1 of 7
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

RECORDING REQUESTED BY:
First American Title Insurance Company National
Commercial Services

WHEN RECORDED MAIL DOCUMENT TO:
Surveyor
City of Riverside
3900 Main Street
Riverside, California 92522

**This document was electronically submitted
to the County of Riverside for recording**
Received by: CAROL #914

Space Above This Line for Recorder's Use Only

GRANT DEED

A.P.N.: 213-182-020-7 and 213-182-018-6 and 213-182-021-8 and 213-182-022-9

T.R.A. No.009-033

File No.: NCS-816430-A-SF (hk)

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX ^{330.00} CITY TRANSFER TAX
[] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; [] City of Riverside, and

Mail Tax Statements To:
MetroRiverside, LLC
1550 Tuburon Blvd., #B-1
Tiburon, CA 95030

Dx1775

When recorded mail to:

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

FREE RECORDING
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

Project: Fox Plaza - Phase 1A (Hyatt Parking Lot)
APN: 213-182-030-021, -022 & -018
020

FOR RECORDER'S OFFICE USE ONLY

DX -

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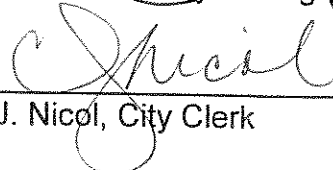
GRANT DEED

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 **MetroRiverside, LLC**, a California Limited Liability Company, 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 2/10 2017

CITY OF RIVERSIDE, a California charter city and municipal corporation

By 
Al Zelinka, FAICP, Assistant City Manager for
John A. Russo, City Manager

Attest 
Colleen J. Nicol, City Clerk

APPROVED AS TO FORM:

BY: 
CHIEF ASSISTANT CITY ATTORNEY

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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

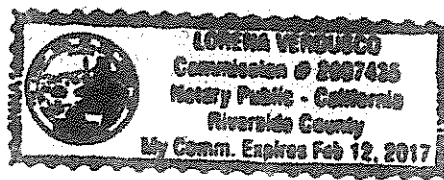
On February 10, 2017, before me, Lorena Verdusco, Notary Public,
notary public, personally appeared, Al Zelinka

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



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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

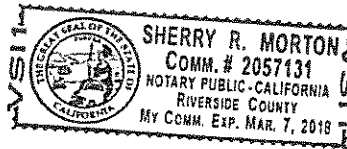
On February 13, 2017, before me, Sherry R. Morton, Notary Public,
notary public, personally appeared, Colleen J. Nicol

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.

Sherry R. Morton
Notary Signature



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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 2

In the City of Riverside, County of Riverside, State of California, being that portion of Block 5, Range 7, as shown on the map of the Town of Riverside as filed in Map Book 7, Page 17 thereof, Records of San Bernardino County, California described as follows:

Commencing at the northwest corner of said Block;

Thence South 29°46'22" West, along the northwesterly line of said block, a distance of 132.59 feet to the Point of Beginning;

Thence continuing South 29°46'22" West, along said northwesterly line, a distance of 50.00 feet;

Thence South 60°10'53" East, parallel with the northeasterly line of said block, a distance of 155.70 feet to a line that is parallel and 175.00 feet northwesterly from the southeasterly line of said block;

Thence North 29°43'54" East, along said parallel line, a distance of 50.00 feet;

Thence North 60°10'53" West, along a line that is parallel with the northeasterly line of said block, a distance of 155.67 feet to the Point of Beginning.

PARCEL 3

In the City of Riverside, County of Riverside, State of California, being that portion of Block 5, Range 7, as shown on the map of the Town of Riverside as filed in Map Book 7, Page 17 thereof, Records of San Bernardino County, California described as follows:

Commencing at the northwest corner of said Block;

Thence South 29°46'22" West, along the northwesterly line of said block, a distance of 182.59 feet to the Point of Beginning;

Thence continuing South 29°46'22" West, along said northwesterly line, a distance of 50.00 feet;

Thence South 60°10'53" East, parallel with the northeasterly line of said block, a distance of 155.74 feet to a line that is parallel and 175.00 feet northwesterly from the southeasterly line of said block;

Thence North 29°43'54" East, along said parallel line, a distance of 50.00 feet;

Thence North 60°10'53" West, along a line that is parallel with the northeasterly line of said block, a distance of 155.70 feet to the Point of Beginning.

PARCEL 4

In the City of Riverside, County of Riverside, State of California, being that portion of Block 5, Range 7, as shown on the map of the Town of Riverside as filed in Map Book 7, Page 17 thereof, Records of San Bernardino County, California described as follows:

DX1775

Commencing at the northwest corner of said Block;

Thence South 29°46'22" West, along the northwesterly line of said block, a distance of 232.59 feet to the Point of Beginning;

Thence continuing South 29°46'22" West, along said northwesterly line, a distance of 50.00 feet;

Thence South 60°10'53" East, parallel with the northeasterly line of said block, a distance of 155.77 feet to a line that is parallel and 175.00 feet northwesterly from the southeasterly line of said block;

Thence North 29°43'54" East, along said parallel line, a distance of 50.00 feet;

Thence North 60°10'53" West, along a line that is parallel with the northeasterly line of said block, a distance of 155.74 feet to the Point of Beginning.

PARCEL 5

In the City of Riverside, County of Riverside, State of California, being that portion of Block 5, Range 7, as shown on the map of the Town of Riverside as filed in Map Book 7, Page 17 thereof, Records of San Bernardino County, California described as follows:

Commencing at the northwest corner of said Block;

Thence South 29°46'22" West, along the northwesterly line of said block, a distance of 282.59 feet to the Point of Beginning;



Thence South 60°10'53" East, parallel with the northeasterly line of said block, a distance of 155.77 feet to a line that is parallel and 175.00 feet northwesterly from the southeasterly line of said block;

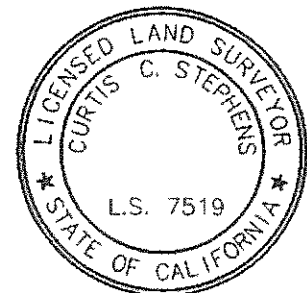
Thence South 29°43'54" West, along said parallel line, a distance of 48.89 feet to the southwesterly line of said block, said southwesterly line also being the northeasterly line of Sixth Street;

Thence North 60°13'28" West, along said southwesterly line, a distance of 155.81 feet to the southwesterly corner of said Block;

Thence North 29°46'22" East, along the northwesterly line of said block, a distance of 49.01 feet to the Point of Beginning.

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

 1/31/17 Prep. 
Curtis C. Stephens, L.S. 7519 Date



DX1775

5th STREET

S60°10'53"E 429.55'

33.00'

175'

157.50'

155.57'

17.50'

132.59'

Block 5

Range 7

15.00' ALLEY PER DOC.
RECORDED APRIL 28, 1902
IN BOOK 147 PAGE 40 OF
DEEDS, RECORDS OF
RIVERSIDE COUNTY

2.50'

49.50'

175.00'

MARKET STREET

N29°46'22"E 397.64'

N29°46'22"E 331.60'

S60°10'53"E 155.67'

PARCEL 2

S60°10'53"E 155.70'

PARCEL 3

S60°10'53"E 155.74'

PARCEL 4

S60°10'53"E 155.77'

PARCEL 5

155.81'

132.59'

N29°43'54"E 331.48'

N29°43'54"E 331.47'

N29°43'54"E 331.35'

MAIN STREET

N29°43'54"E 397.31'

TOWN OF RIVERSIDE

MB 7/17
S.B. CO.

MAIN STREET

49.50'

49.01'

48.89'

N60°13'28"W 429.83'

33.00'

6th STREET



CITY OF RIVERSIDE, CALIFORNIA

DX1775

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: 1"=60'

DRAWN BY: CURT DATE: 3/07/15

SUBJECT: FOX PLAZA - PHASE 1A (HYATT PARKING LOT)