

2017-0086370

When recorded mail to:

03/01/2017 04:20 PM Fee: \$ 0.00

Page 1 of 4

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

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



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

149					R	A	Exam: 110		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
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FOR RECORDER'S OFFICE USE ONLY

Project: PM 36898
APN: 138-030-028
Address: Grande Vista Parkway, Northerly of Indiana Avenue

DX -

1776

16

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 **Metro Gateway 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 February 27, 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:
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 February 27, 2017, before me, Lorena Verdusco, Notary Public,
notary public, personally appeared, Al Zelinka and Coileen 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



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EXHIBIT "A"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, THAT PORTION OF LOT 14, BLOCK 39, OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, PAGE 72 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER GRANTED TO THE CITY OF RIVERSIDE ON AUGUST 26, 2016, AS INSTRUMENT NO. 2016-0367921 O.R., SAID POINT BEING ON THE NORTHWEST RIGHT OF WAY OF INDIANA AVENUE, 50 FEET NORTHWESTERLY AND PARALLEL WITH THE CENTERLINE OF INDIANA AVENUE, SAID CENTERLINE HAVING A BEARING OF NORTH 56°21'41" EAST;

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY ALONG THE SOUTHERLY LINE OF PARCEL 1 PER INSTRUMENT NO. 2014-0189687, O.R., NORTH 79°43'10" WEST 40.77 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 1;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, NORTH 33°38'19" WEST 152.44 FEET TO THE WESTERLY LINE OF SAID PARCEL 1;

THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 20°02'24" EAST 23.58 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 1;

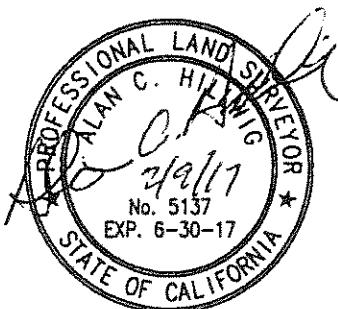
THENCE LEAVING THE BOUNDARY OF SAID PARCEL 1, ALONG THE PROLONGATION OF SAID NORTHWESTERLY LINE, SOUTH 56°21'41" WEST 31.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 43.50 FEET AND AN INITIAL RADIAL BEARING OF NORTH 10°54'01" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°03'14" AN ARC DISTANCE OF 8.39 FEET, TO A POINT ON A LINE THAT IS 19.00 FEET SOUTHWESTERLY AND PARALLEL WITH THAT CERTAIN SOUTHWESTERLY LINE OF SAID PARCEL 1 PREVIOUSLY DESCRIBED AS HAVING A BEARING OF NORTH 33°38'19" WEST;

THENCE SOUTH 33°38'19" EAST ALONG SAID PARALLEL LINE 171.68 FEET;

THENCE NORTH 86°40'32" EAST 56.03 FEET TO THE POINT OF BEGINNING.

CONTAINS 3581 SQUARE FEET, OR 0.08 ACRES, MORE OR LESS.



DESCRIPTION APPROVAL:

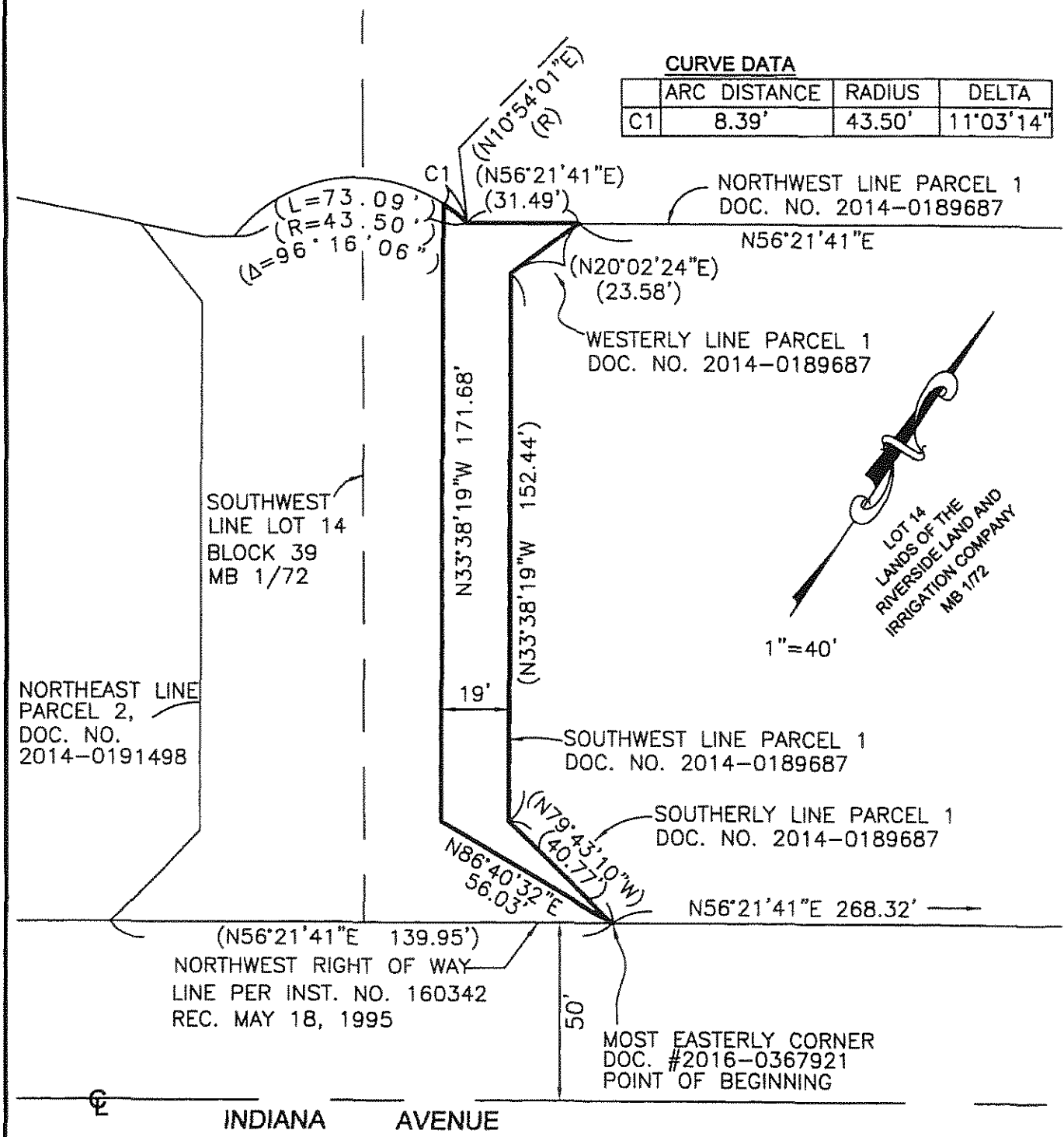
BY: DB WW 2/15/2017

DATE
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

DX-1776

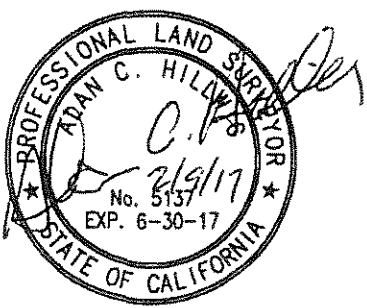
CURVE DATA

	ARC DISTANCE	RADIUS	DELTA
C1	8.39'	43.50'	11°03'14"



1"=40'

() DENOTES RECORD DATA PER GRANT DEED RECORDED 8/26/2010 AS DOC #2016-0367921 O.R. OF RIVERSIDE COUNTY, CA.



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