

CHICAGO TITLE COMPANY  
COMMERCIAL DIVISION

DOC # 2017-0181217  
05/05/2017 03:57 PM Fees: \$24.00  
Page 1 of 4  
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: MARIA VICTORIA #411

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: P17-0274 Stalder Building  
A.P.N's.: 213-222-001, -002 and -003  
Address: N.E. corner Market Street and Mission Inn Avenue

DX - 1777

42039

O.T.T = 11 00.00  
TRA = 009-053  
City of Riverside

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 **Stalder Plaza, 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 May 3, 2017

CITY OF RIVERSIDE, a California charter city and municipal corporation

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

APPROVED AS TO FORM:

BY: [Signature]  
CHIEF ASSISTANT CITY ATTORNEY

Attest [Signature]  
Colleen J. Nicol, City Clerk

DX-1777

246  
42039-123

**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 May 3, 2017, before me, Lorena Verdusco, Notary Public,

notary public, personally appeared, Al Zelinka 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



*Dx-1777*

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Project: Stalder Building  
APN's: 213-222-001, -002 & -003

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

Block 6, Range 7 of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, records of San Bernardino County, California;

**EXCEPTING THEREFROM** that portion of said Block 6, Range 7, lying southeasterly of the following described line:

**COMMENCING** at the most southerly corner of said Block 6, Range 7;

Thence northwesterly along the northeasterly line of Mission Inn Avenue (formerly 7<sup>th</sup> Street), a distance of 157.50 feet;

THENCE at right angles northeasterly, a distance of 330.00 feet, more or less, to the southwesterly line of 6<sup>th</sup> Street;


THENCE northwesterly along said southwesterly line a distance 15.00 feet to the northwesterly line of that certain Alley, 15.00 feet in width, as described in documents recorded October 17, 1891, in Volume 138, Page 306 of Deeds, and in Volume 139, Page 208 of Deeds, both records of San Bernardino County, California, and the **POINT OF BEGINNING** of this line description;

THENCE at right angles southwesterly and along said northwesterly line of said Alley, a distance of 330.00 feet, more or less, to said northeasterly line of Mission Inn Avenue and the **END** of this line description.

Said legal description is Pursuant to Parcel A of Certificate of Compliance for Lot Consolidation P17-0274 recorded April 28, 2017 as document No. 2017-0171511 of Official Records of Riverside County, California

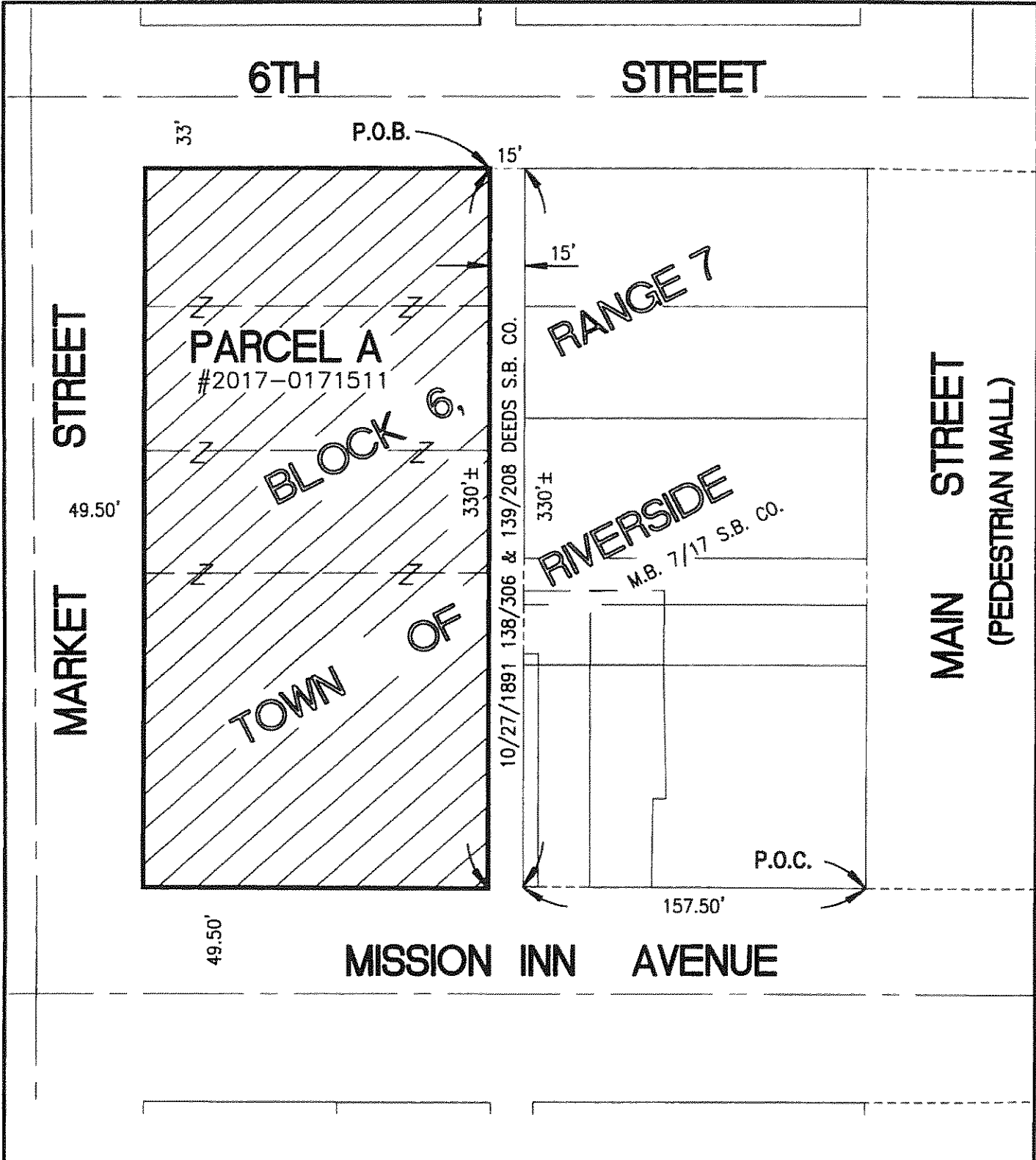
Area – 51,975 S.F. more or less

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

Curtis C. Stephens      5/11/17      Prep.        
Curtis C. Stephens, L.S. 7519      Date



DX-1777



STREET

MARKET STREET

6TH STREET

MAIN STREET  
(PEDESTRIAN MALL)

PARCEL A  
#2017-0171511

TOWN OF  
BLOCK 6,

RANGE 7

RIVERSIDE  
M.B. 7/17 S.B. CO.

MISSION INN AVENUE

49.50'

49.50'

10/27/1891 138/306 & 139/208 DEEDS S.B. CO.

330'±

330'±

157.50'

• 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: NTS

DRAWN BY: CURT

DATE: 5/1/17

PROJECT: STALDER BUILDING - APN 213-222-001,-002 & -003

DX-1777