

Recording Requested By:
First American Title Company
National Homebuilder Services
Subdivision Department
When recorded mail to:
Mail Tax Statements to:
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2017-0229680
06/08/2017 12:24 PM Fees: \$30.00
Page 1 of 6
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: LINDA #922

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: 6th and Main Street
APN: 213-222-007 TRA: 009-033
Address: 3615 - 3653 Main and 3700 Sixth

DX-

1780

5264545-29

The Undersigned Grantor(s) declare(s) that
Documentary Transfer Tax is \$2,904.00

computed on full value of property conveyed
 City of Riverside

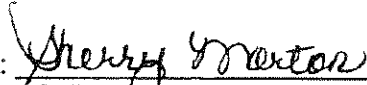
GRANT DEED

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 MISSION DISTRICT ASSOCIATES, LLC, a Delaware 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: JUNE 7, 2017

CITY OF RIVERSIDE, a California charter city and municipal corporation

By: 
John A. Russo, City Manager

Attest: 
Colleen J. Nicol, City Clerk

APPROVED AS TO FORM:
BY: 
CHIEF ASSISTANT CITY ATTORNEY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)

On June 7, 2017 before me, Lorena Verdusco, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared John A. Russo and Sherry Morton
Name(s) of Signer(s)

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.



Signature Lorena Verdusco
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer -- Title(s): _____ Corporate Officer -- Title(s): _____
 Partner -- Limited General Partner -- Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

DX-1780

EXHIBIT "A"
LEGAL DESCRIPTION

Dx-1780

EXHIBIT "A"

A.P.N.: 213-222-007

Address: 3700 6th and 3615-3653 Main Street

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

Parcel 1

That portion of Block 6, Range 7 as shown by Map of the Town of Riverside, on file in Book 7 of Maps at Page 17 thereof, Records of San Bernardino County, California, described as follows:

BEGINNING at the Northeast corner of said Block 6, Range 7;

Thence Southerly on the Westerly line of Main Street, a distance of 66 feet and 5 inches;

Thence at right angles Westerly and parallel with the Southerly line of Sixth Street, a distance of 157 and one-half feet to an alley;

Thence at right angles Northerly and parallel with the Westerly line of Main Street, a distance of 66 feet and 5 inches;

Thence at right angles, Easterly on the Southerly line of Sixth Street, a distance of 157 and one-half feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM the Northwesterly 5.00 feet of the above described parcel.

Parcel 2

That portion of Block 6, Range 7 as shown by Map of the Town of Riverside, on file in Book 7 of Maps at Page 17 thereof, Records of San Bernardino County, California, described as follows:

BEGINNING on the Westerly line of Main Street, at a point 66 feet and 5 Inches Southerly from the Northeasterly corner of said Block 6, Range 7;

Thence Southerly on the Westerly line of Main Street, a distance of 51 feet and 5 inches, more or less to a point which lies 213.00 feet North of the Southeast corner of said Block 6, Range 7;

Thence Westerly and parallel with the Southerly line of Sixth Street, a distance of 157 and one-half feet to an alley;

Thence Northerly and parallel with the Westerly line of Main Street, a distance of 51 feet and 5 inches, more or less, to a point which is 66 feet and 5 inches Southerly of the South line of Sixth Street, as measured parallel with the West line of Main Street;

Thence Easterly and parallel with the Southerly line of Sixth Street, a distance of 157 and one-half feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM the Northwesterly 5.00 feet of the above described parcel.

Parcel 3

That portion of Block 6, Range 7 as shown by Map of the Town of Riverside, on file in Book 7 of Maps at Page 17 thereof, Records of San Bernardino County, California, described as follows:

COMMENCING at the Southeast corner of said Block 6, Range 7;

Thence Northerly on the Westerly line of Main Street, a distance of 150.00 feet to the true **POINT OF BEGINNING** of the parcel of land to be described;

Thence Northerly on said Westerly line, a distance of 63.00 feet;

Thence at right angles Westerly, a distance of 157 and one-half feet to an alley;

Thence Southerly along said alley, a distance of 63.00 feet;

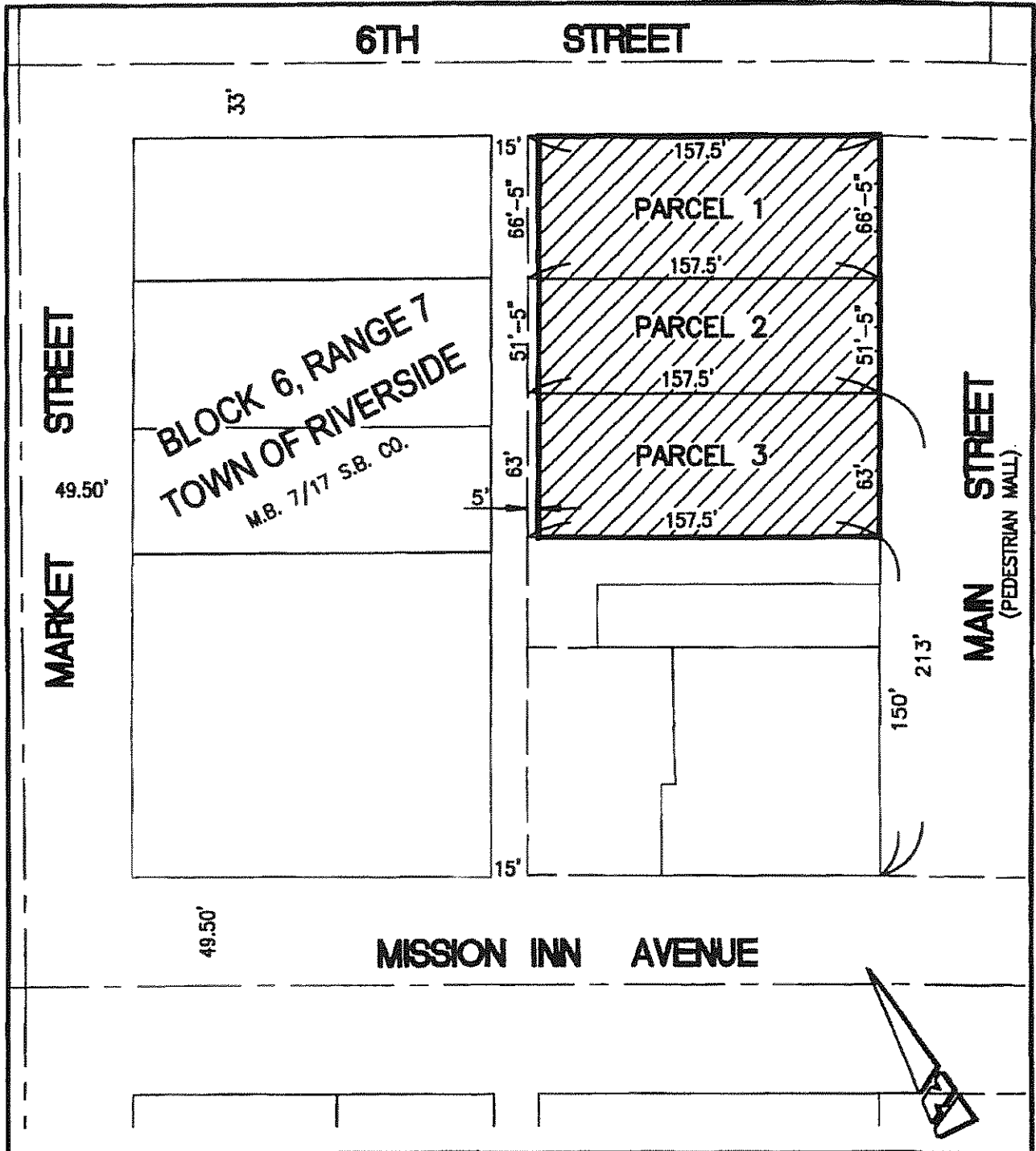
Thence at right angles Easterly, a distance of 157 and one-half feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM the Northwesterly 5.00 feet of the above described parcel.

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

Curtis C. Stephens 9/18/16 Prep (CS)
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: 1"=60'

DRAWN BY: CURT

DATE: 8/7/16

SUBJECT: 2615-3653 MAIN ST & 3700 6TH ST - 213-222-007

DX-1780