

COPY

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

Project: P16-0639  
Por. APN: 138-470-013  
Address: 10920 Magnolia Avenue


**DX -**  
**1783**

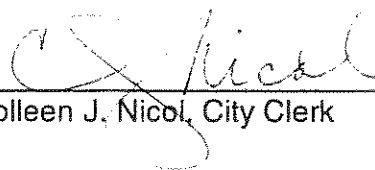
**GRANT DEED**

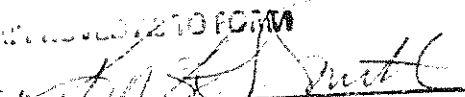
The **CITY OF RIVERSIDE AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE**, a public body, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the **GRAE La Sierra LLC, a California Limited Liability Company**, as Grantee, its successors and assigns, 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 20, 2017

**CITY OF RIVERSIDE, as Successor Agency to the REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, a public body**

By:  Alexander Nguyen  
Assistant City Manager  
Al Zelinka, FAICP, Assistant City Manager for  
John A. Russo, City Manager,  
acting on behalf of the Successor Agency

Attest:   
Colleen J. Nicol, City Clerk

APPROVED TO FORM  
  
Successor Agency Counsel

**DX-1783**

**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 June 20, 2017, before me, Lorena Verduco, Notary Public,  
notary public, personally appeared, Alexander Nguyen and  
Colleen J. Reed

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 Verduco  
Notary Signature



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

APN 138-470-013  
Address: 10920 Magnolia Avenue  
FEE SIMPLE INTEREST

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

That portion of the northeasterly rectangular half of Lot 3 in Block 39 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72, (formerly known as Book 1, Page 70) of Maps, Records of San Bernardino County, California, described by metes and bounds as follows:

**BEGINNING** at a point on the northwesterly line of said Lot 3, located 125 feet northeasterly from the northwesterly corner of the northeasterly half of said Lot 3;

THENCE northeasterly, along the northwesterly line of said Lot, a distance of 125 feet;

THENCE southeasterly, parallel with southwesterly line of said Lot, a distance of 348 feet;


THENCE southwesterly, parallel with the northwesterly line of said Lot, a distance of 125 feet;

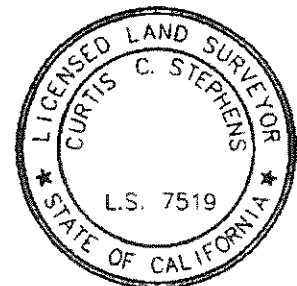
THENCE northwesterly, parallel with southwesterly line of said Lot, a distance of 348 feet to the **POINT OF BEGINNING**.

**EXCEPTING THEREFROM** the northwesterly 11.00 feet thereof.

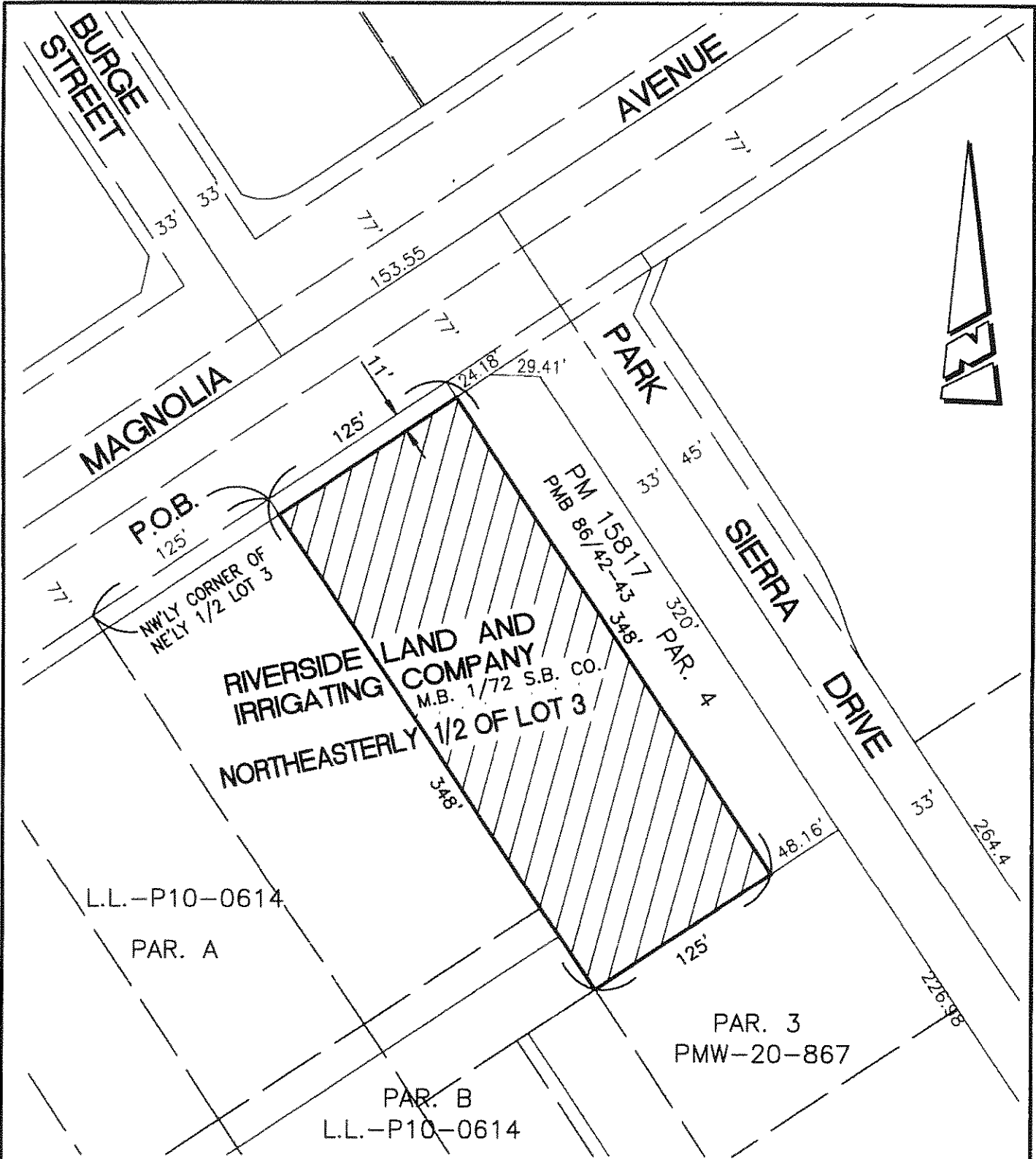
Area – 0.97 Ac. More or less

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

Curtis C. Stephens 5/25/17 Prep.   
Curtis C. Stephens, L.S. 7519 Date



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**• 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"=80'

DRAWN BY: CURT

DATE: 1/5/15

SUBJECT: APN 138-470-013 - 10920 MAGNOLIA AVENUE

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\*\*\*\*\*Please Do Not Remove This Slip\*\*\*\*\*

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT ROUTING SLIP

Date: 6/13/17

Contract       Agreement/PSA       Other (Specify) Grant Deed

Council/Successor Agency/Housing Authority Approval Date: 4/25/16, # 26

Title of Document: City of La Grange Magnolia Park Service Sale

Staff Member: Lisa Anderson Ext. No. 5115 CA's # 14/11

**Signatures Required:**

Division Manager: [Signature] Date: 6-13-17

Fiscal Manager: \_\_\_\_\_ Date: \_\_\_\_\_

Funds Available? Yes  No  Amount \$ \_\_\_\_\_ Account # \_\_\_\_\_

Deputy Director: [Signature] Date: 6/15/17

Department Director: \_\_\_\_\_ Date: \_\_\_\_\_

Finance Director: \_\_\_\_\_ Date: \_\_\_\_\_  
(For Non-Agency/Council Approved Items)

City Attorney's Office: \_\_\_\_\_ Date: \_\_\_\_\_

City Clerk's Office: \_\_\_\_\_ Date: \_\_\_\_\_

City Manager/Executive Director: \_\_\_\_\_ Date: \_\_\_\_\_

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