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When recorded mail to:

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

DOC # 2019-0012538
01/14/2019 08:00 AM Fees: \$0.00
Page 1 of 7
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: MARIA #309

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: RTA Multimodal Site
APN: 215-152-012 & Por. APN 215-152-019
Address: 4015 and 4085 Vine Street

DX - 1786

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 **RIVERSIDE TRANSIT AGENCY, a joint powers agency of the State of California**, 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 August 24, 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

DX1786-1

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 August 24, 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

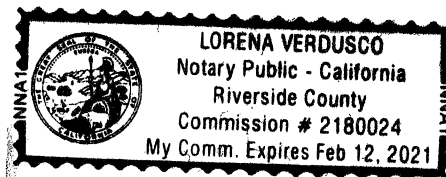


EXHIBIT "A"
LEGAL DESCRIPTION

Project: RTA Multimodal Site
APN: 215-152-012 & 215-152-019
Address: 4015 and 4085 Vine Street

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

Portions of Parcels 2, 3 and 4 of Parcel Map No. 26301, as shown by map on file in Book 176, Pages 72 through 81 of Parcel Maps, Records of Riverside County, California, together with a portion of Lot 14 and a portion of Eleventh Street vacated of Mulberry Hill Tract, as shown by map on file in Book 10, Page 98 of Maps, Records of Riverside County, California, described as follows:

BEGINNING at the most Easterly corner of said Parcel 4;

THENCE North $61^{\circ}07'49''$ West, a distance of 163.98 feet along the Northeasterly line of said Parcel 4 also being the centerline of vacated Tenth Street (66 feet wide);

Thence North $61^{\circ}08'29''$ West, along said Northeasterly line, a distance of 152.67 feet to the most Northerly corner of said Parcel 4 and to a point in the Easterly right of way line of State Highway 91;

THENCE South $58^{\circ}51'31''$ West, along said right of way line, a distance of 33.00 feet to the most Northerly corner of that certain parcel of land conveyed to the Riverside County Transportation Commission by Grant Deed recorded April 7, 2011 as Document No. 2011-0155090, Official Records of Riverside County, California;

THENCE South $8^{\circ}51'04''$ West, along the East line of said Document No. 2011-0155090, a distance of 297.43 feet to an angle point therein;

THENCE South $7^{\circ}59'44''$ West, along the East line of said Document No. 2011-0155090, a distance of 115.42 feet to an angle point therein;

THENCE South $82^{\circ}00'42''$ East, along the North line of said Document No. 2011-0155090, a distance of 29.03 feet to an angle point therein;

THENCE South $7^{\circ}59'59''$ West, along the East line of said Document No. 2011-0155090, a distance of 10.20 feet to the most Southerly corner of that certain parcel of land conveyed to the City of Riverside by Grant Deed recorded January 15, 2010, as Document No. 2010-0018231, Official Records of Riverside County, California;

THENCE North $57^{\circ}14'34''$ East, along the Southeast line of said Document No. 2010-0018231, a distance of 26.20 feet to a point on the Southwest line of said Parcel 2 of Parcel Map No. 23601;

THENCE South 61°10'05" East, along said Southwest line, a distance of 130.44 feet to the most Southerly corner thereof and the Northwesterly line of Vine Street

THENCE North 28°52'29" East, along the Southeasterly line of said Parcels 2, 3 and 4 and the Northwesterly line of Vine Street, a distance of 396.52 feet to the **POINT OF BEGINNING**;

Said legal description is pursuant to Parcel A of Certificate of Compliance for Lot Merger P17-0576 recorded August 14, 2017 as Document No. 2017-0334099 of Official records of said Riverside County;

RESERVING THEREFROM a permanent easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of Sewer Facilities together with all necessary appurtenances, in, under, upon, over and along that certain real property being a strip of land 20.00 feet in width, lying 10.00 feet on each side of the following described centerline:

BEGINNING at a point in said Northwesterly line of Vine Street distant thereon 216.23 feet from the most Easterly corner of the above described parcel;

Thence North 61°07'35" West, a distance of 164.62 feet;

Thence South 73°56'39" West, a distance of 10.87 feet;

Thence South 45°21'07" West, a distance of 51.11 feet;

Thence North 77°48'33" West, a distance of 37.30 feet to a point in the Easterly line of that certain parcel of land conveyed to the Riverside County Transportation Commission by Grant Deed recorded April 7, 2011 as Document No. 2011-0155090 and the **END** of this centerline description;

The sidelines of said strip of land shall be lengthened or shortened to terminate Southeasterly in said Northwesterly of Vine Street and Westerly in the Easterly line of said parcel of land conveyed to the Riverside County Transportation Commission

ALSO RESERVING THEREFROM a permanent easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of Storm Drain Facilities together with all necessary appurtenances, in, under, upon, over and along that certain real property being a strip of land 20.00 feet in width, lying 10.00 feet on each side of the following described centerline:

BEGINNING at a point in said Northwesterly line of Vine Street distant thereon 242.40 feet from the most Easterly corner of the above described parcel;

Thence North 61°07'35" West, a distance of 111.57 feet to the beginning of a tangent curve, concave southerly, having a radius of 52.76 feet;

THENCE Westerly to the left along said curve an arc length of 82.81 feet through a central angle of 89°56'04”;

Thence South 28°56'44” West, a distance of 66.63 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 56.83 feet;

THENCE Southerly to the right along said curve an arc length of 44.04 feet through a central angle of 44°23'48” to a point in the Easterly line of that certain parcel of land conveyed to the Riverside County Transportation Commission by Grant Deed recorded April 7, 2011 as Document No. 2011-0155090 and the **END** of this centerline description;

The sidelines of said strip of land shall be lengthened or shortened to terminate Southeasterly in said Northwesterly of Vine Street and Westerly in the Easterly line of said parcel of land conveyed to the Riverside County Transportation Commission

ALSO RESERVING THEREFROM a permanent easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of Electric Energy Transmission and Distribution and Telecommunication Facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property lying westerly of the following described line;

COMMENCING at the most Northerly corner of said Parcel 4 of Parcel Map No. 26301;

THENCE South 61°08'29” East, along the Northeast line of said Parcel 4, a distance of 42.00 feet to a line parallel with and distant 42.00 feet southeasterly, measured at right angles from the northwesterly line of said Parcel 4 and to the **POINT OF BEGINNING** of this line description;

THENCE South 28°51'31” West, along said parallel line, a distance of 60.66 feet to a line parallel with and distant 30.00 feet southeasterly, measured at right angles from the easterly line of said parcel of land conveyed to the Riverside County Transportation Commission by Grant Deed recorded April 7, 2011 as Document No. 2011-0155090, Official Records of Riverside County, California;

THENCE South 8°51'04” West, a distance of 256.84 feet;

THENCE South 7°59'44” West, a distance of 124.66 feet to a point on the southeast line of said parcel of land conveyed to the Riverside County Transportation Commission and to the **END** of this line description

The preceding two courses being parallel and distant 30.00 feet southeasterly, measured at right angles from the easterly line of said parcel of land conveyed to the Riverside County Transportation Commission

SUBJECT TO an easement and rights-of-way for sidewalks, landscaping, sewer and storm facilities as shown on Parcel Map No. 26301, as shown by map on file in Book 176, Pages 72 through 81 of Parcel Maps, Records of said Riverside County, lying Southeasterly of a line that is parallel and 45.00 feet Northwesterly, as measured at right angles, from the centerline of

Vine Street;

ALSO SUBJECT TO permanent easements and rights-of-way for Public Utilities as shown on Parcel Map No. 26301, as shown by map on file in Book 176, Pages 72 through 81 of Parcel Maps, Records of said Riverside County, lying Southeasterly of a line that is parallel and 33.00 feet Northwesterly, as measured at right angles, from the centerline of Vine Street.

Area – 102,241 S.F. (2.35 Acres) 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 8/14/17 Prep. (e)
Curtis C. Stephens, L.S. 7519 Date

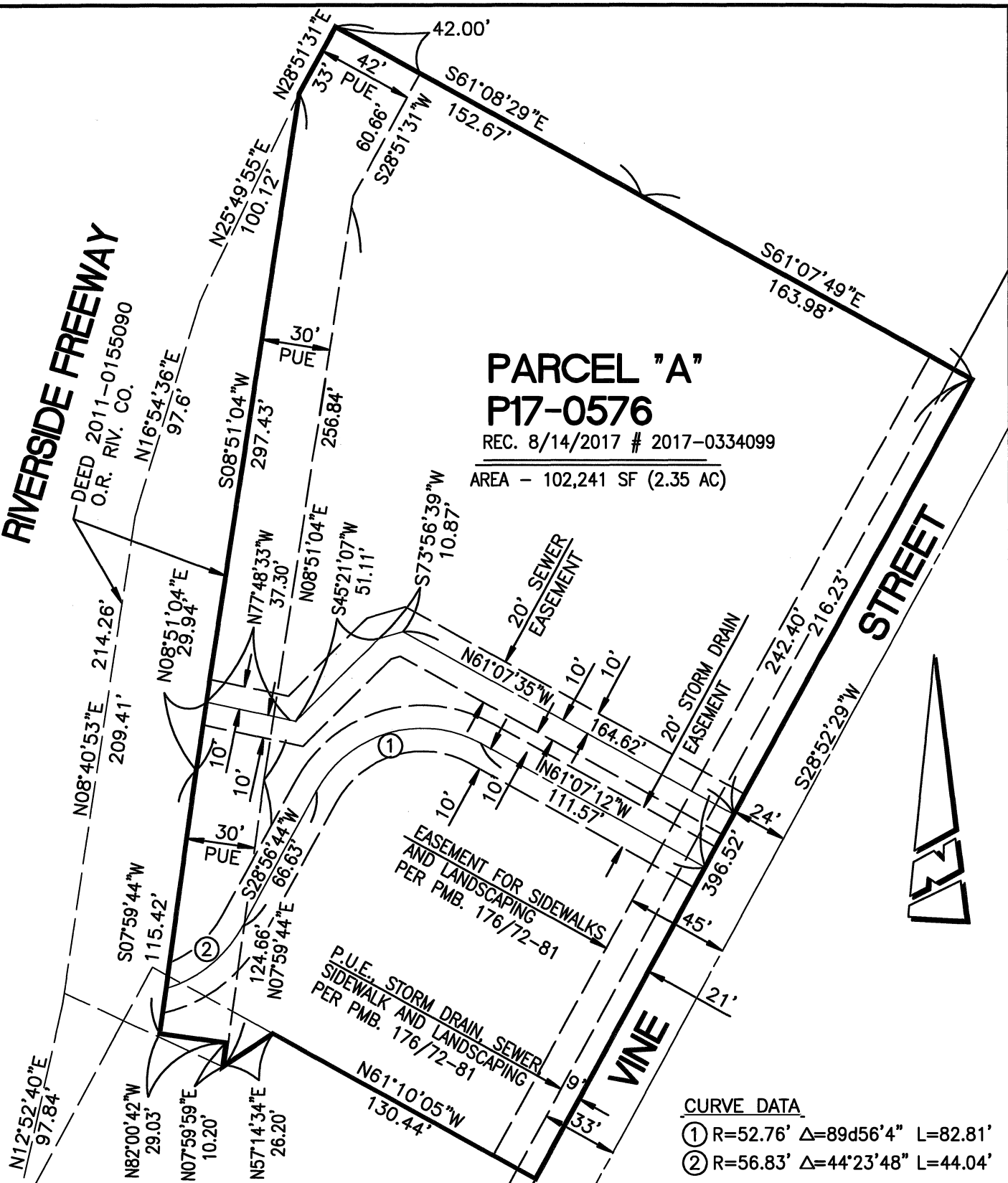


RIVERSIDE FREEWAY
 DEED 2011-0155090
 O.R. RIV. CO.

PARCEL "A"
P17-0576

REC. 8/14/2017 # 2017-0334099

AREA - 102,241 SF (2.35 AC)



CURVE DATA

- ① R=52.76' Δ=89d56'4" L=82.81'
- ② R=56.83' Δ=44'23'48" L=44.04'

• 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: 8/14/17

SUBJECT: VINE STREET MULTIMODAL PARCEL DX1786-7