

**COPY**

When recorded mail to:

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

**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: Magnolia GSP Surplus  
APN: 225-051-041  
Address: Nogales and Magnolia

**DX-**

**1789**

**G R A N T D E E D**

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 FDV NOGALES STREET, 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: October 23, \_\_\_\_\_, 2017

CITY OF RIVERSIDE, a California charter city  
and municipal corporation

By: \_\_\_\_\_  
Al Zelinka, Assistant City Manager for  
John A. Russo, City Manager

**APPROVED AS TO FORM:**

BY: \_\_\_\_\_  
CHIEF ASSISTANT CITY ATTORNEY

ATTEST:

By: \_\_\_\_\_  
City Clerk

DX1789-1

**ACKNOWLEDGEMENT**

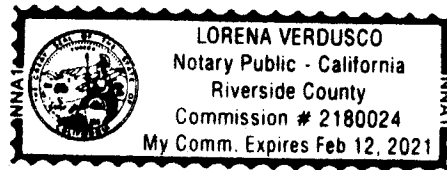
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Riverside)

On October 23, 2017, before me, Lorena Verdusco, Notary Public, personally appeared Al Zelinka, 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

**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 October 24, 2017 before me, Lorena Verdusco, Notary Public

Date Here Insert Name and Title of the Officer

personally appeared Colleen J. Nicol

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: Grant Deed Document Date: October 23, 2017

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

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

**EXHIBIT "A"**

A.P.N. 225-051-041

**PARCEL 1**

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

Lot 38 together with Lot 40 and the Southerly 33 feet of Lot 36 of the Nogales Tract, as shown by map on file in Book 9, Page 7 of Maps, Records of Riverside County, California;

**TOGETHER** with that portion of the Northeast Quarter of the Northwest Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

**BEGINNING** at the intersection of the Northwesterly Line of Magnolia Avenue, as described in Deed recorded May 9, 1910 in Book 299, Page 346 of Deeds, Records of said Riverside County and the Northerly Line of the Right of Way of the Los Angeles and Salt Lake Railroad Company;

**THENCE** North 28°23'30" East along the Northwesterly Line of Magnolia Avenue, a distance of 326.2 feet to the most Southerly Corner of that certain Parcel of Land described in City of Riverside Certificate of Compliance for Lot Line Adjustment by document recorded March 4, 1993, as Instrument No. 81900 of Official Records of Riverside County;

**THENCE** at a Right Angle Northwesterly along the Southwesterly Line of said Certain Parcel of Land, a distance of 261.51 feet to the Westerly Line of the East Half of said Northeast Quarter of Northwest Quarter of Section 24 and the East line of said Nogales Tract, as shown by Map on file in Book 9, Page 7 of Maps, Records of said Riverside County;

**THENCE** South along said Westerly Line and said East Line to a point on said Northerly line of the Right of Way of the Los Angeles and Salt Lake Railroad and the Southeast corner of said Nogales Tract;

**THENCE** Easterly along said Northerly Right of Way Line to the **POINT OF BEGINNING**;

**EXCEPTING** therefrom those portions of Lots 38, 40 and the southerly 33 feet of Lot 36 of said Nogales Tract lying Westerly, Southwesterly, Southerly and Southeasterly of the following described line:

**COMMENCING** at the Northwest corner of the Southerly 33 feet of said Lot 36;

**THENCE** Easterly along said North Line, a distance of 7.00 feet to a point on a line 33.00 feet Easterly and parallel, as measured at right angles to the centerline of Nogales Street and to the **POINT OF BEGINNING**;

**THENCE** Southerly along said parallel line, a distance of 40.38 feet to the beginning of a tangent curve concaving Northeasterly and having a radius of 90.00 feet;

THENCE Southeasterly to left along said curve through a central angle of 46°28'41" an arc length of 73.00 feet to a point on a line southerly and 13.00 feet parallel, as measured at right angles to the North line of said Lot 40;

THENCE Easterly along said parallel line, a distance of 73.22 feet to the beginning of a tangent curve concaving Northwesterly and having a radius of 25.00 feet;

THENCE Northeasterly to left along said curve through a central angle of 58°15'10" an arc length of 25.42 feet;

THENCE Northeasterly along a line tangent to the end of said last mentioned curve, a distance of 1.90 feet to a point on the East line of said Nogales Tract and the **END OF THIS LINE DESCRIPTION;**

**ALSO EXCEPTING** therefrom that portion lying Southerly and Southeasterly of the Northerly and Northwesterly line of an easement to Pacific Bell Telephone Company dba AT&T California, for underground communications facilities and ingress and egress, being Parcel 1 of a document recorded as Instrument No. 2011-0486526, Records of said Riverside County, described as follows:

A strip of land 12.00 feet in width, lying within the East One-Half of the Northwest Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by United States Government Survey, and lying within Lots 38, 40 and 42 of the Nogales Tract, as shown by map on file in Book 9, Page 7 of Maps, Records of said Riverside County, the centerline of said strip of land being described as follows:

**COMMENCING** at the intersection of the centerline of Magnolia Avenue with the centerline of Jurupa Avenue as shown by Record of Survey on file in Book 79, Pages 95 and 96 of Maps, Records of said Riverside County;

THENCE South 28°23'30" West, along said centerline of Magnolia Avenue, a distance of 885.80 feet;

THENCE North 61°36'30" West, at right angle to said centerline of Magnolia Avenue, a distance of 35.00 feet to the **POINT OF BEGINNING** of this centerline description;

THENCE South 28°23'30" West, along a line parallel with said centerline of Magnolia Avenue, a distance of 281.80 feet to the beginning of a tangent curve concaving Northwesterly and having a radius of 110.00 feet;

THENCE Southwesterly to the right along said curve through a central angle of 59°41'01" an arc length of 114.58 feet to a point of compound curvature with a tangent curve concaving Southeasterly and having a radius of 100.00 feet;

THENCE Southwesterly to the left along said last mentioned curve through a central angle of 47°58'06" an arc length of 83.72 feet;

THENCE South 40°06'26" West, along a line tangent to the end of said last mentioned curve, a distance of 47.97 feet to a point hereinafter referred to as POINT "A", this course is hereinafter referred to as COURSE "A";

THENCE continuing South 40°06'26" West, a distance of 49.45 feet to the beginning of a tangent curve concaving Southeasterly and having a radius of 256.64 feet;

THENCE Southwesterly to the left along said last mentioned curve through a central angle of 17°26'49" an arc length of 78.15 feet;

THENCE South 22°39'37" West, along a line tangent to the end of said last mentioned curve, a distance of 42.03 feet to the Northerly Right of Way Line of the Los Angeles and Salt Lake Railroad Company and the **END OF THIS CENTERLINE DESCRIPTION;**

**SUBJECT TO** an easement to Pacific Bell Telephone Company dba AT&T California, for underground communications facilities and ingress and egress, being Parcel 2 of a document recorded as Instrument No. 2011-0486526, Records of said Riverside County, described as follows:

A strip of land 12.00 feet in width, lying within the East One-Half of the Northwest Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by United States Government Survey, the centerline of said strip of land being described as follows:

**BEGINNING** at POINT "A" hereinabove described; said point being the beginning of a curve having a radius of 12.50 feet and being tangent to said COURSE "A" hereinabove described;

THENCE northeasterly to the left along said curve through a central angle of 90°00'00" an arc length of 19.63 feet;

THENCE North 49°53'34" West, along a line tangent to the end of said curve, a distance of 12.50 feet to the **END** of this centerline description;

**EXCEPTING THEREFROM** that portion lying within **PARCEL 1** of said document recorded as Instrument No. 2011-0486526, Records of said Riverside County, hereinabove described;

**ALSO EXCEPTING** therefrom that portion lying Southeasterly of the following described line:

**BEGINNING** at the intersection of the Northwesterly Line of Magnolia Avenue, as described in Deed recorded May 9, 1910 in Book 299, Page 346 of Deeds, Records of said Riverside County and the Northerly Line of the Right of Way of the Los Angeles and Salt Lake Railroad Company;

THENCE North 28°23'30" East along the Northwesterly Line of Magnolia Avenue, a distance of 326.2 feet to the most Southerly Corner of that certain Parcel of Land described in City of Riverside Certificate of Compliance for Lot Line Adjustment by document recorded March 4, 1993, as Instrument No. 81900 of Official Records of Riverside County;


THENCE at a Right Angle Northwesterly along the Southwesterly Line of said Certain Parcel of Land, a distance of 21.00 feet to POINT OF BEGINNING;

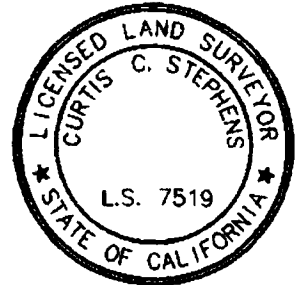
THENCE South 56°10'23" West, a distance of 124.34 feet to a point tangent to the Northwesterly line of the above described strip of land 12.00 feet in width and the **END OF THIS LINE DESCRIPTION.**

Said legal description is pursuant to Certificate of Compliance CO-P14-0711 recorded September 14, 2014 as Document No. 2014-0363342 of Official Records of Riverside County, California

Area – 44,164 S.F. – 1.014 Ac.

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

Curtis C. Stephens 11/16/15 Prep.   
Curtis C. Stephens, L.S. 7519 Date



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT ROUTING SLIP

Date: 10/11/17

Contract

Agreement/PSA

Other (Specify) Grant Deed Out

Council/Successor Agency/Housing Authority Approval Date: 1/5/16

Title of Document:

Magnolia GSP - Grant Deed to FDV Nogales Street, LLC

Staff Member: Lisa Andresen Ext. No. 5115 CA's # 15-1420 (KS)

**Signatures Required:**

Division Manager: [Signature] Date: 10-11-17

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

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

Deputy Director: [Signature] Date: 10-12-17

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

Finance Director: \_\_\_\_\_ Date: \_\_\_\_\_

(For Non-Agency/Council Approved Items)

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

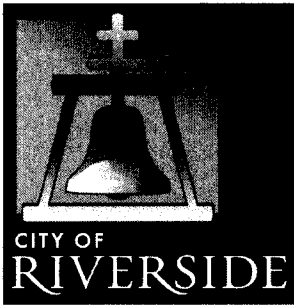
City Clerk's Office: \_\_\_\_\_ Date: \_\_\_\_\_

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

W/A  
W/A  
W/A



**COUNCILMEMBERS**



**CITY COUNCIL  
MINUTES**

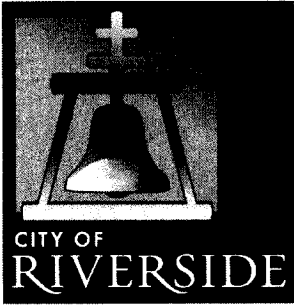
TUESDAY, JANUARY 5, 2016, 1 P.M.  
ART PICK COUNCIL CHAMBER  
CITY HALL  
3900 MAIN STREET

*City of Arts & Innovation*

G A R D N E R	M E L E N D R E Z	S O U B I R O U S	D A V I S	M A C C A R T H U R	P E R R Y	B U R N A R D
1	2	3	4	5	6	7

	WARDS	1	2	3	4	5	6	7
<p><b>CONSENT CALENDAR</b> The following items were approved by one motion affirming the actions appropriate to each item with minor changes recommended by the City Clerk on the Mayor's Nominating and Screening Committee recommendations for board and commission reappointments and interviews as incorporated below.</p> <p><b>MINUTES</b> The Minutes of the City Council meetings of December 8 and 15, 2015, were approved as presented.</p> <p><b>COMMUNITY SERVICES AND YOUTH COMMITTEE - SUBSTITUTION OF MEMBER</b> The City Council approved the request of Councilmember Davis to serve in place of Councilmember Perry on the City Council Community Services and Youth Committee for discussion of naming options in honor of PFC Salvador J. Lara.</p> <p><b>ANNOUNCEMENT OF COMMITTEE MEETING</b> The Governmental Affairs Committee will meet at 3:30 p.m. on Wednesday, January 6, 2016, in the Art Pick Council Chamber.</p> <p><b>PURCHASE AND SALE AGREEMENT - COLUMBIA/STACY/PAIGE</b> The City Council (1) approved the Purchase and Sale Agreement with George Marre for sale of 9,039 square feet of City-owned vacant land near Columbia Avenue at the northeasterly corner of Stacy Court and Paige Drive, Assessor's Parcel Numbers (APN) 249-033-008 and 249-033-011 for the sale of price of \$54,000; and (2) authorized the City Manager, or his designee, to execute the Agreement including making minor, non-substantive changes and to sign all documents and instruments necessary to complete the transaction and to expend up to \$4,000 for title, escrow and related closing costs.</p> <p><b>PURCHASE AND SALE AGREEMENT - MAGNOLIA/NOGALES/UNION PACIFIC RAILROAD</b> The City Council (1) approved the Purchase and Sale Agreement with Fernando Vargas for sale of 1.014 acres of City-owned vacant land located near Magnolia Avenue and the westerly terminus of Nogales Street and the Union Pacific Railroad, identified as Assessor's Parcel Number (APN) 225-051-041 for the sale price of \$353,312; and (2) authorized the City Manager, or his designee, to execute the Agreement, including making minor, non-substantive changes, and to sign all documents and instruments</p>	Motion Second All Ayes						X	X

**COUNCILMEMBERS**



**CITY COUNCIL  
MINUTES**

TUESDAY, JANUARY 5, 2016, 1 P.M.  
ART PICK COUNCIL CHAMBER  
CITY HALL  
3900 MAIN STREET

*City of Arts & Innovation*

G A R D N E R	M E L E N D R E Z	S O U B I R O U S	D A V I S	M A C A R T H U R	P E R R Y	B U R N A R D
1	2	3	4	5	6	7

**WARDS**

necessary to complete the transaction and to expend up to \$8,000 for title, escrow, and related closing costs.

**RIVERSIDE COUNTY MORTGAGE CREDIT CERTIFICATE PROGRAM - RESOLUTION**  
The City Council (1) adopted a resolution authorizing the City of Riverside to participate in the County of Riverside Mortgage Credit Certificate (MCC) Program for first-time home buyers; and (2) authorized the City Manager, or his designee, to execute any and all documents to implement the City's participation in the Mortgage Credit Certificate Program; whereupon, the title having been read and further reading waived, Resolution No. 22943 of the City Council of the City of Riverside California Authorizing Participation in the Riverside County Mortgage Credit Certificate (MCC) Program, was presented and adopted.

**MUNICIPAL CODE AMENDMENT - GARAGE SALES - ORDINANCE ADOPTED**  
The City Council adopted an ordinance amending the Table of Contents of Title 5, and replacing Chapter 5.49 of the Riverside Municipal Code changing the title of "garage" sales to "yard" sales, limiting allowable sale days to Friday through Sunday, maintaining four sales per calendar year limit, and addressing "commercial garage sales" and frequency of sales on subdivided single-family residential lots; whereupon, the title having been read and further reading waived, Ordinance No. 7313 of the City of Riverside, California, Amending the Table of Contents for Title 5, and Replacing Chapter 5.49 of the Riverside Municipal Code, was presented and adopted.

**CASE P15-0778 - TRUJILLO ADOBE - CITY LANDMARK - ORDINANCE ADOPTED**  
The City Council adopted an ordinance amending the Zoning Map of the City of Riverside pursuant to Chapter 19.090 of the Riverside Municipal Code by applying the Cultural Resources Overlay ("CR") Zone to City Landmark No. 130, the Trujillo Adobe located at Center Street, 220 feet northwest of the Center and Orange Streets intersection; whereupon, the title having been read and further reading waived, Ordinance No. 7314 of the City of Riverside, California, Amending the Zoning Map of the City of Riverside Pursuant to Chapter 19.090 of the Riverside Municipal Code by Applying the Cultural Resources Overlay ("CR") Zone to City Landmark No. 130, the Trujillo Adobe, was presented and adopted.