

2017-0460549

11/03/2017 02:39 PM Fee: \$ 0 00
Page 1 of 8
Recorded in Official Records
County of Riverside
Assessor-County Clerk-Recorder

When recorded mail to:

City Clerk's Office
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)

Project: P17-0820 Lot Consolidation
APN's: 191-311-037 & 191-311-038
Address: 3909 & 3915 Van Buren Blvd.

FOR RECORDER'S OFFICE USE ONLY

DX 1791

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 The City of Riverside, a California charter city and municipal corporation, 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 30, 2017

The City of Riverside, a California charter city and municipal corporation

By Al Zeilinka, FAICP, Assistant City Manager for John A. Russo, City Manager

Attest Colleen J. Nicol, City Clerk

APPROVED AS TO FORM:

BY: [Signature] CHIEF ASSISTANT CITY ATTORNEY



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 11109

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.

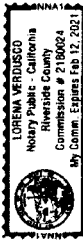
State of California)
County of Riverside)
On October 30, 2017 before me, Lorena Verducco, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Al Zeilinka
Name(s) of Signer(s)

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 Verducco
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 unattached 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): _____
 Partner - Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____
Signer is Representing: _____

COPY

When recorded mail to:

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

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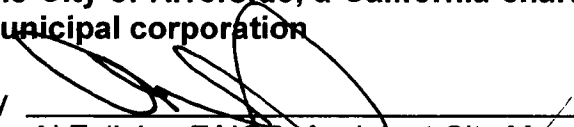
DX 1791

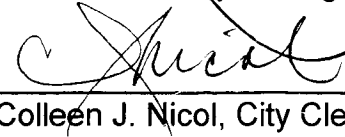
GRANT DEED

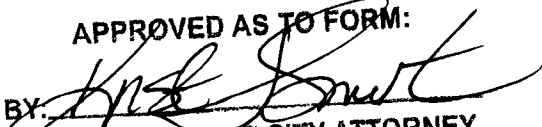
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **The City of Riverside, a California charter city and municipal corporation**, as Grantor does hereby grant to **The City of Riverside, a California charter city and municipal corporation**, the real property as described in **EXHIBIT "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated October 30, 20¹⁷

The 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

DX1791-1

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 _____ } ss

On _____, before me, _____,
notary public, personally appeared, _____

_____,
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.

Notary Signature

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California)
County of Riverside)

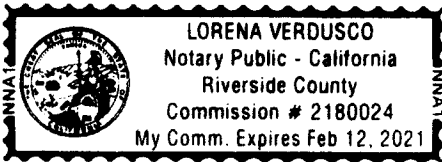
On October 30, 2017 before me, Lorena Verdusco, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Al Zelinka
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

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

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

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 31, 2017 before me, Lorena VerduSCO, Notary Public

Colleen J. Nicol 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

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- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Project: P17-0820 Lot Consolidation
APN's: 191-311-037 & 191-311-038
Address: 3909 & 3915 Van Buren Blvd.

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

Parcel "A"

The Southeasterly 70.00 feet of the Southwesterly 120.00 feet of Lot 41 in Block 12 of the Village of Arlington, as shown by map on file in Book 1, Page 62 of Maps, Records of San Bernardino County, California;

TOGETHER WITH the Northwesterly 68.50 feet of the Southeasterly 138.50 feet of the Southwesterly 120.00 feet of Lot 41 in Block 12 of said Village of Arlington;

EXCEPTING THEREFROM that portion described as follows:

Beginning at the most Southerly corner of said Lot 41;

Thence N.33°38'46"W. along the Southwesterly line of said Lot 41, a distance of 70.00 feet to the Northwesterly line of the Southeasterly 70.00 feet of said Lot 41;

Thence N.56°23'44"E. along said Northwesterly line, a distance of 33.17 feet;

Thence S.35°38'19"E., a distance of 54.31 feet;

Thence S.78°44'39"E., a distance of 22.20 feet to the Southeasterly line of said Lot 41;

Thence S.56°23'44"W. along said Southeasterly line, a distance of 50.85 feet to the point of beginning;

ALSO EXCEPTING THEREFROM that portion described as follows:

Commencing at the most Southerly corner of said Lot 41;

Thence N.33°38'46"W. along the Southwesterly line of said Lot 41, a distance of 70.00 feet to the Northwesterly line of the Southeasterly 70.00 feet of said Lot 41, and the Point of Beginning of the parcel of land being described;

Thence N.56°23'44"E. along said Northwesterly line, a distance of 33.17 feet;

Thence N.35°38'19"W., a distance of 68.54 feet to the Northwesterly line of the Northwesterly 68.50 feet of the Southeasterly 138.50 feet of said Lot 41;


DX1791-5

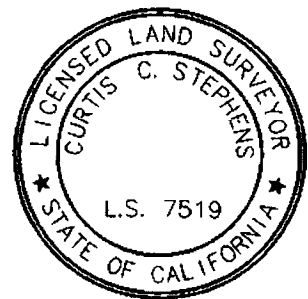
Thence S.56°23'44"W. along said last mentioned Northwesterly line, a distance of 30.79 feet to said Southwesterly line of Lot 41;

Thence S.33°38'46"E. along said Southwesterly line, a distance of 68.50 feet to the point of beginning.

The above described parcel of land contains 11,902 square feet, 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 10/23/17 Prep. 
Curtis C. Stephens, L.S. 7519 Date



VILLAGE OF ARLINGTON
M.B. 1/62 S.B.

BLOCK 12
41

Final Order of Condemnation
recorded 2/6/09 as Doc. No. 58246, O.R. Riv. Co., Ca.

PARCEL "A"
11,902 SQ./FT.

APN 191-311-038

APN 191-311-037

⊕ VAN BUREN BOULEVARD

⊕ HAYES STREET



● CITY OF RIVERSIDE, CALIFORNIA ● DX1791-7

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"=40'

DRAWN BY: EV DATE: 8/31/09

SUBJECT: VAN BUREN SURPLUS

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

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT ROUTING SLIP

Date: 10/23/2017

Contract

Agreement/PSA

Other (Specify) Grant Deed

Council/Successor Agency/Housing Authority Approval Date: _____

Title of Document:

Grant Deed to consolidate two parcels

Staff Member: Kaitlyn Nguyen Ext. No. 2430 CA's # _____

Signatures Required:

Division Manager: _____

Date: 10-25-17

Fiscal Manager: N/A

Date: _____

Funds Available? Yes No Amount \$ N/A

Account # N/A

Deputy Director: [Signature]

Date: _____

Department Director: [Signature]

Date: 10-23-17

Finance Director: N/A

Date: _____

(For Non-Agency/Council Approved Items)

City Attorney's Office: _____

Date: _____

City Clerk's Office: _____

Date: _____

City Manager/Executive Director: _____

Date: _____