

**COPY**

When recorded mail to:

SURVEYOR  
City of Riverside  
Public Works Department  
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: Van Buren Blvd - Surplus  
APN's: 191-311-037 & 191-311-038  
Address: 3909 & 3915 Van Buren Blvd.

**DX - 1792**

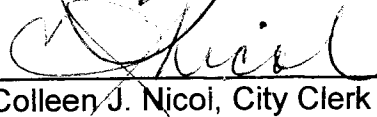
**GRANT DEED**

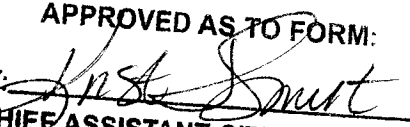
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **CITY OF RIVERSIDE, a California charter city and municipal corporation**, as Grantor does hereby grant to **Dr. Mohamed A. Hassan, an individual**, the real property as described in **EXHIBIT "A"** attached hereto and incorporated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

Dated November 13, 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

DX1792-1

**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 November 13, 2017 before me, Lorena Verdusco, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Al Zelinka and 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: DX-1712 Document Date: November 13, 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"**  
**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;

DX1791-3

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;

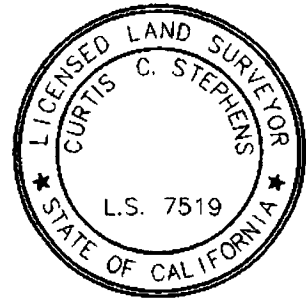
Thence S.33°38'46"E. along said Southwesterly line, a distance of 68.50 feet to the point of beginning.

Said Legal description is pursuant to Certificate of Compliance for Lot Consolidation P17-0820 recorded November 3, 2017 as Document No. 2017-0460550 of Official records of said County.

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      4/03/17      Prep. (Signature)  
Curtis C. Stephens, L.S. 7519      Date



DX1791-4

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 •

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

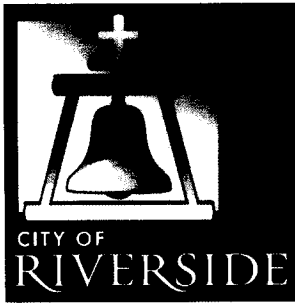
SCALE: 1"=40'

DRAWN BY: EV

DATE: 8/31/09

SUBJECT: VAN BUREN SURPLUS

DX1791-5



**CITY COUNCIL  
MINUTES**

TUESDAY, OCTOBER 18, 2016, 2 P.M.  
ART PICK COUNCIL CHAMBER  
CITY HALL  
3900 MAIN STREET

*City of Arts & Innovation*

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

WARDS

**ANNOUNCEMENT OF COMMITTEE MEETINGS**

The Development Committee will meet at 3 p.m. on Thursday, October 20, 2016, in the Art Pick Council Chamber.

**CASE P14-0246 - ANNEXATION 118 - CENTRAL/SYCAMORE CANYON - ORDINANCE ADOPTED**

The City Council adopted an ordinance amending Section 1.12.020 of the Riverside Municipal Code by adding to the Second Ward the territory known as Annexation 118 - Central/Sycamore Canyon, located northerly of Central Avenue and southwesterly of State Route 60, Interstate 215 Freeway; whereupon, the title having been read and further reading waived, Ordinance No. 7355 of the City of Riverside, California, Amending Section 1.12.020 of the Riverside Municipal Code by Adding to the Second Ward the Territory Designated as "LAFCO No. 2015-08-1 Reorganization to Include Annexation No. 118 to the City of Riverside and Concurrent Annexation to Northwest Mosquito and Vector Control District and Concurrent Detachments from County Service Area 93 and the Riverside County Waste Resources Management District" as of the Effective Date of Such Annexation to the City of Riverside, was presented and adopted.

**PURCHASE AND DEVELOPMENT AGREEMENT - CITY-OWNED VACANT LAND - 3909-3917 VAN BUREN**

The City Council (1) approved a Purchase and Development Agreement with Dr. Mohammed A. Hassan for \$150,000 for the disposition of surplus City-owned vacant land for a medical office development project located at 3909-3917 Van Buren Boulevard, identified as Assessor's Parcel Numbers 191-311-037 and 038; 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 \$5,000 out of sales proceeds for title, escrow and related closing costs.

**PURCHASE AND SALE AGREEMENT - MULTI-TENANT COMMERCIAL BUILDING - 3615-3653 MAIN AND 3700 SIXTH**

The City Council (1) approved a Purchase and Sale Agreement with D.R.R. Properties, Inc., Newport Beach, in the amount of \$3,250,000 for sale of a City-owned multi-tenant commercial building located at 3615-3653 Main and 3700 Sixth Streets, identified as Assessor Parcel Number 213-222-007; 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 \$10,000 for title, escrow and miscellaneous related closing costs.

DX1791-6

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT ROUTING SLIP

Date: 11/6/17

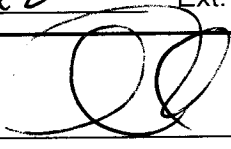
Contract       Agreement/PSA       Other (Specify) Deed

Council/Successor Agency/Housing Authority Approval Date: \_\_\_\_\_

Title of Document: Grant Deed - Van Buren - Surplus

Staff Member: F. Jimenez      Ext. No. 5954      CA's # \_\_\_\_\_

**Signatures Required:**

Division Manager:       Date: 11-6-17

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

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

~~Deputy Director:~~ \_\_\_\_\_      Date: \_\_\_\_\_

Department Director:       Date: 11-7-17

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

(For Non-Agency/Council Approved Items)

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

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

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