

000001

DOC # 2018-0390176
10/01/2018 09:56 AM Fees: \$59.00
Page 1 of 6
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

RECORDING REQUESTED BY

Stewart Title
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME City of Riverside
Public Works Dept.

STREET ADDRESS 3900 Main Street

CITY, STATE & ZIP CODE Riverside CA 92522

This document was electronically submitted to the County of Riverside for recording
Received by: LISA #580

01180-258379
APN: 214-211-007-2
TRA: 009-041
TRANSFER TAX: 693.00
Grant Deed

SPACE ABOVE FOR RECORDER'S USE ONLY

Title of Document

Pursuant to Senate Bill 2 - Building Homes and Jobs Act (Government Code Section 27388.1 (GC)), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

REASON FOR EXEMPTION:

- Exempt as Transfer of real property subject to imposition of documentary transfer tax.
- Exempt from fee under GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt as Transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee under GC 27388.1 (a) (2); recorded concurrently "In connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee under GC 27388.1 (a) (1); exceeds maximum fee of \$225.00.
- Exempt from fee under GC 27388.1 (a) (1); not related to real property.

THE FOLLOWING EXEMPTIONS APPLY TO CERTAIN COUNTIES INCLUDING KERN, MARIN, PLUMAS, SAN DIEGO AND SAN FRANCISCO COUNTIES:

- Exempt from fee under GC 27388.1 (a) (2); recorded "In connection with" a transfer subject to the imposition of documentary transfer tax (DTT) which was paid on document recorded on _____ as Document No. _____ of the Official County Records, or
- Exempt from fee under GC 27388.1 (a) (1); recorded "In connection with" a transfer where the maximum fee of \$225 was reached with documents recorded on _____ as Document No. _____ of the Official County Records.
- Exempt from fee under GC 27388.1 (a) (2); recorded "In connection with" a transfer that is a residential dwelling to an owner-occupier with documents recorded on _____ as Document No. _____ of the Official County Records.

I hereby declare under penalty of perjury that the information provided above is true and correct to the best of my knowledge and understanding.

Executed this 1st day of October, 2018

At Riverside, Ca
City State

K Crawford
Signature

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

APN: 214-211-007
Address: 4019 Mission Inn Avenue

DX - 1810

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **City of Riverside as Successor Agency to the Redevelopment Agency of the City of Riverside**, as Grantor does hereby grant to **CityMark Riverside 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 September 17, 2018

CITY OF RIVERSIDE, a California charter city and municipal corporation

By 
Al Zelinka, FAICR, City Manager

Attest 
Colleen J. Nicol, City Clerk

APPROVED AS TO FORM:

BY: 

ASSISTANT CITY ATTORNEY

DX-1810-2

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 September 17, 2018, before me, Lorena Verducco, 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 Verducco
Notary Signature

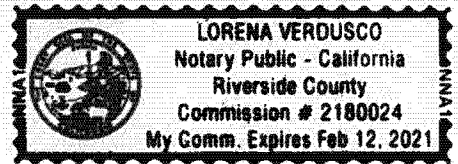
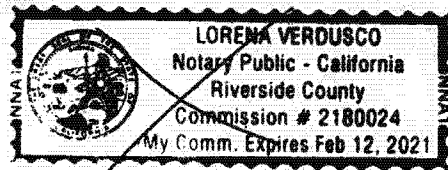


EXHIBIT "A"
LEGAL DESCRIPTION

Address: 4019 Mission Inn Avenue
A.P.N.: 214-211-007

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

PARCEL 1

That portion of Block 6, Range 10 of the Town of Riverside as shown by map on file in Book 7, Page 17 of Maps Records of San Bernardino County, California, described as follows:

BEGINNING at a point on the Northerly line of Mission Inn Avenue (formerly 7th Street), 60 feet Westerly from the Southeast corner of said Block 6;

Thence Westerly along the Northerly line of Mission Inn Avenue, 60 feet;

Thence Northerly at right angles to Mission Inn Avenue, 160 feet;

Thence Easterly parallel with Mission Inn Avenue, 60 feet;

Thence Southerly 160 feet to the **POINT OF BEGINNING**.

Area – 9,600 S.F. more or less

PARCEL 2

That portion of Block 6, Range 10 of the Town of Riverside as shown by map on file in Book 7, Page 17 of Maps Records of San Bernardino County, California, described as follows:

BEGINNING at a point on the Northerly line of Mission Inn Avenue (formerly 7th Street), 150 feet Easterly from the Southwest corner of said Block 6;

Thence Northerly parallel with Brockton Avenue (formerly Walnut Street), a distance of 160 feet to an alley;

Thence at right angles Easterly on the Southerly line of said alley, 60 feet;

Thence at right angles Southerly, parallel with Brockton Avenue, 160 feet to Mission Inn Avenue;

Thence at right angles Westerly on the Northerly line of Mission Inn Avenue, 60 feet to the **POINT OF BEGINNING**.

Area – 9,600 S.F. more or less

PARCEL 3

That portion of Block 6, Range 10 of the Town of Riverside as shown by map on file in Book 7, Page 17 of Maps Records of San Bernardino County, California, described as follows:

BEGINNING at the Southeasterly corner of said Block 6;

Thence Westerly along the Northerly line of Mission Inn Avenue (formerly 7th Street), 60 feet;

Thence Northerly and parallel with the Westerly line of Chestnut Street, 160 feet more or less to an alley;

Thence Easterly on the Southerly line of said alley, 60 feet more or less to the Westerly line of Chestnut Street;

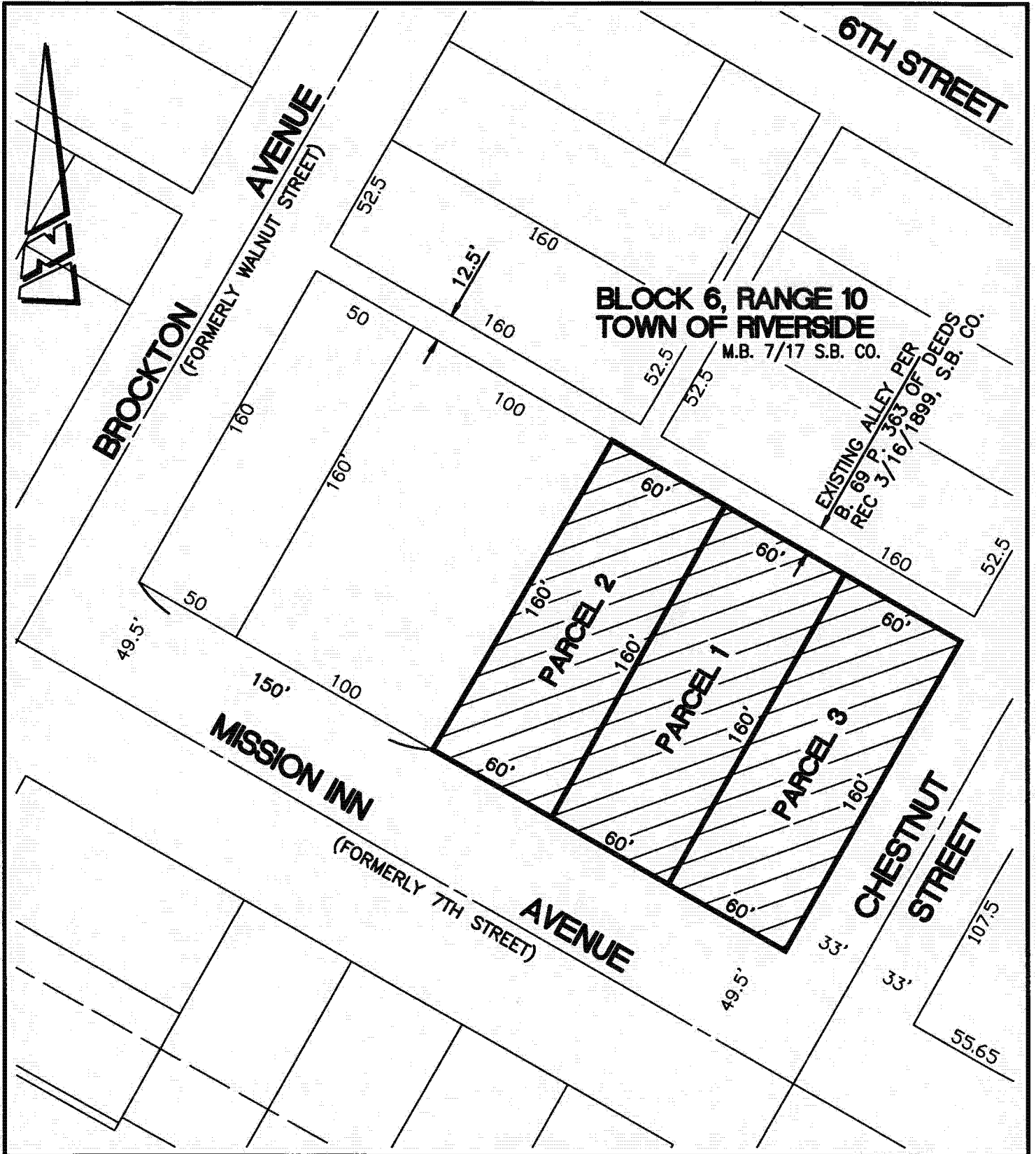
Thence Southerly on the Westerly line of Chestnut Street, 160 feet more or less to the **POINT OF BEGINNING**

Area – 9,600 S.F. 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 8/15/18 Prep. 
Curtis C. Stephens, L.S. 7519 Date





**BLOCK 6, RANGE 10
TOWN OF RIVERSIDE**
M.B. 7/17 S.B. CO.

EXISTING ALLEY PER
B. 69 P. 363 OF DEEDS
REC 3/16/1899, S.B. CO.

• 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

DX1810=6

SCALE: 1"=60'

DRAWN BY: CURT

DATE: 3/16/17

SUBJECT: 4019 MISSION INN AVE - 214-211-007