

RECORDING REQUESTED BY
FNTG BUILDER SERVICES

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:


City of Riverside
Public Works Department
3900 Main Street
Riverside, CA 92522
Project: Riverside Water Company Canal
Por. APN: 234-270-031

DOC # 2018-0495345
12/20/2018 04:07 PM Fees: \$26.00
Page 1 of 5
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: TRACIE #997

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Order: 30019253-AM
APN: 234-270-031
TRA: 009-139

 Exempt from fee per GC 27388.1 (a)
(2), recorded concurrently in connection
with a transfer subject to the imposition
of documentary transfer tax

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT THE DOCUMENTARY TRANSFER TAX IS \$88.00 (City and
County)

- Computed on full value of property conveyed, or
 Computed on full value less liens or encumbrances remaining at the time of sale
 Unincorporated area:
 City of

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DX1816-1

Recording Requested by:
FNTG Builder Services

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)

Project: Riverside Water Company Canal
Por. APN: 234-270-031

FOR RECORDER'S OFFICE USE ONLY

DX -

1816

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 II Owner LLC, a Delaware 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 December 14, 2018

CITY OF RIVERSIDE, a California charter city and municipal corporation

By



Al Zelinka, FAICP, City Manager

Attest



Colleen J. Nico, City Clerk

APPROVED AS TO FORM:

BY:



ASSISTANT CITY ATTORNEY

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 December 14, 2018, before me, Lorena Verdusco, Notary Public,
notary public, personally appeared, Al Zelinka and Sherry Morton

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

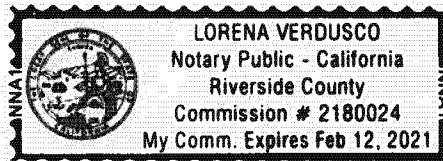


EXHIBIT "A"
LEGAL DESCRIPTION

Project: Riverside Water Company Canal Excess
Por. A.P.N.: 234-270-031

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

That portion of the Riverside Water Company Canal located in Section 18, Township 3 South, Range 5 West, San Bernardino Meridian, as shown by Record of Survey on file in Book 111, Pages 70 and 71 of Record of Surveys, Records of Riverside County, California;


EXCEPTING THEREFROM that portion of said Riverside Water Company Canal lying southwesterly of the northwesterly prolongation of the northeasterly line of Lot 23 of Tract No. 6898, as shown by map on file in Book 83, Pages 93 and 94 of Maps, Records of Riverside County, California;

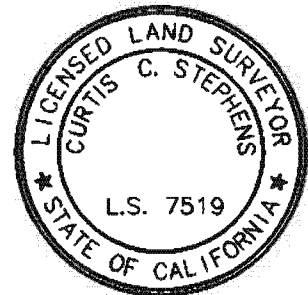
ALSO EXCEPTING THEREFROM that portion lying northeasterly of a line parallel with and distant 61.00 feet southwesterly, measured at right angles from the centerline of Van Buren Boulevard as shown on said Record of Survey;

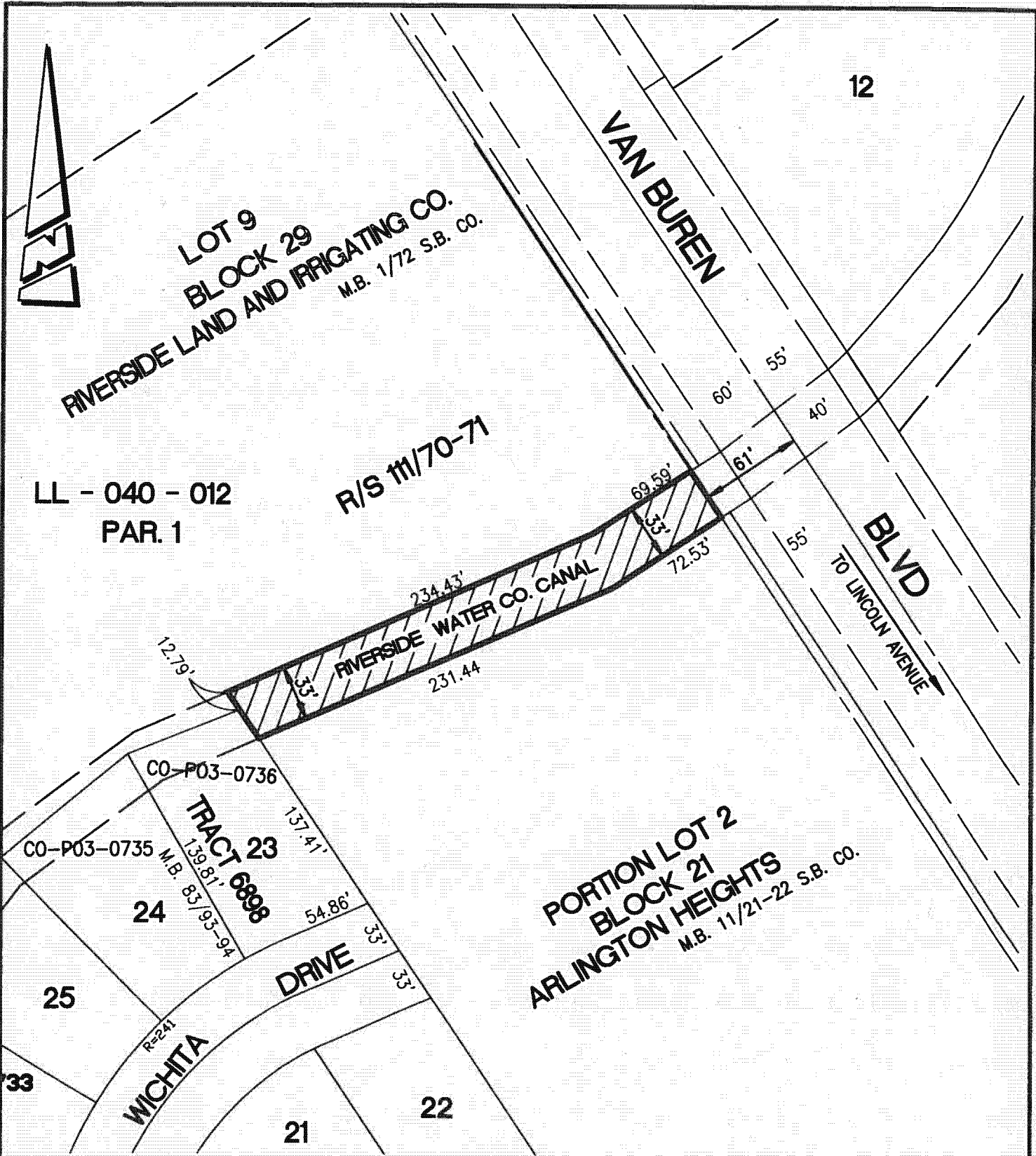
RESERVING THEREFROM a permanent easement and right of way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of the **existing canal pipeline**, and all necessary appurtenances, located in, under, upon, over and along the above described parcel.

Area – 9,991 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 11/29/10 Prep. 
Curtis C. Stephens, L.S. 7519 Date





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LOT 9
BLOCK 29
RIVERSIDE LAND AND IRRIGATING CO.
M.B. 1/72 S.B. CO.

LL - 040 - 012
PAR. 1

R/S 11/70-71

RIVERSIDE WATER CO. CANAL

VAN BUREN

BLVD

TO LINCOLN AVENUE

CO-P03-0736
CO-P03-0735
TRACT 23
M.B. 83/93-94
24

PORTION LOT 2
BLOCK 21
ARLINGTON HEIGHTS
M.B. 11/21-22 S.B. CO.

WICHITA DRIVE

25

22

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• 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"=80' DRAWN BY: CURT DATE: 11/29/18 SUBJECT: RIVERSIDE WATER CO. CANAL EXCESS - POR. APN 234-270-031

DX1816-5