

When recorded mail to:

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

DOC # 2012-0187190

04/25/2012 11:27A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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Project: Convention Center Remodel - Revised

APN: 213-102-011, &-013,
213-111-005, -006, -007, & -008
213-152-007,
213-161-006, &-007

Address: Por. Block of 3rd to 4th and Market to Orange

D - 16786



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 April 16, 2012.

CITY OF RIVERSIDE, a California charter city and municipal corporation

By

Deanna Lorson, Assistant City Manager for
Scott C. Barber, City Manager

Attest

Colleen J. Nicol, City Clerk

APPROVED AS TO FORM

DEPUTY CITY ATTORNEY

State of California

County of Riverside } ss

On April 16, 2012, before me, Lorena Verdusco, Notary public,
notary public, personally appeared, Deanna Lorson 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 Verdusco
Notary Signature



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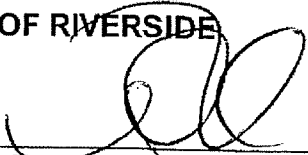
**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated: 4/20/12

CITY OF RIVERSIDE

By: _____


David Welch
Real Property Services Manager

APPROVED AS TO FORM


DEPUTY CITY ATTORNEY



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EXHIBIT A

CONVENTION CENTER REMODEL

APN 213-111-005, -006, -007, & -008
213-102-011 & -013
213-152-007,
213-161-006 &-007

PARCEL 1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 2 AND PARCEL 3 OF PARCEL MAP WAIVER No. 42-812 ISSUED BY THE CITY OF RIVERSIDE AND RECORDED APRIL 30, 1982 AS INSTRUMENT NO. 74618 OFFICIAL RECORDS OF RIVERSIDE COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF FOURTH STREET AND THE SOUTHEASTERLY LINE OF MARKET STREET AS SHOWN ON THE MAP OF THE TOWN OF RIVERSIDE ON FILE IN MAP BOOK 7, PAGE 17 THEREOF, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA;

THENCE NORTH 29°06'24" EAST ALONG SAID SOUTHEASTERLY LINE OF MARKET STREET A DISTANCE OF 100.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 34.50 FEET AND FROM WHICH THE RADIUS POINT BEARS NORTH 77°57'32" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°51'08", AN ARC DISTANCE OF 29.42 FEET;

THENCE SOUTH 60°53'36" EAST A DISTANCE OF 178.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 116.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°00'00" AN ARC DISTANCE OF 91.50 FEET;

THENCE SOUTH 15°53'36" EAST A DISTANCE OF 17.53 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 83.50 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°17'20" AN ARC DISTANCE OF 12.08 FEET;

THENCE SOUTH 60°53'36" EAST A DISTANCE OF 131.25 FEET;

THENCE NORTH 29°06'24" EAST A DISTANCE OF 70.07 FEET;

CONV CTR REMODEL - EXHIBIT A.doc

THENCE SOUTH 60°51'33" EAST A DISTANCE OF 321.00 FEET TO THE NORTHWESTERLY LINE OF ORANGE STREET AS SHOWN BY SAID MAP OF THE TOWN OF RIVERSIDE;

THENCE SOUTH 29°06'01" WEST ALONG SAID NORTHWESTERLY LINE OF ORANGE STREET A DISTANCE OF 104.28 FEET TO THE INTERSECTION OF SAID NORTHWESTERLY LINE OF ORANGE STREET WITH THE CENTERLINE OF FOURTH STREET AS SHOWN ON SAID MAP OF THE TOWN OF RIVERSIDE;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE OF ORANGE STREET SOUTH 29°05'43" WEST, A DISTANCE OF 323.13 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 35.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'45" AN ARC DISTANCE OF 54.99 FEET TO A LINE THAT IS PARALLEL WITH AND 38.00 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLE FROM THE CENTERLINE OF FIFTH STREET AS SHOWN ON SAID MAP OF THE TOWN OF RIVERSIDE;

THENCE NORTH 60°53'32" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 345.42 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF MAIN STREET AS SHOWN ON SAID MAP OF THE TOWN OF RIVERSIDE;

THENCE CONTINUING ALONG SAID PARALLEL LINE NORTH 60°50'35" WEST A DISTANCE OF 354.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 26.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°56'38" AN ARC DISTANCE OF 40.82 FEET TO SAID SOUTHEASTERLY LINE OF MARKET STREET AS SHOWN ON THE MAP OF THE TOWN OF RIVERSIDE;

THENCE NORTH 29°06'03" EAST ALONG SAID SOUTHEASTERLY LINE OF MARKET STREET, A DISTANCE OF 332.14 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF FOURTH STREET AND THE SOUTHEASTERLY LINE OF MARKET STREET AS SHOWN ON THE MAP OF THE TOWN OF RIVERSIDE ON FILE IN MAP BOOK 7, PAGE 17 THEREOF, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA;

THENCE NORTH 29°06'24" EAST ALONG SAID SOUTHEASTERLY LINE OF MARKET STREET A DISTANCE OF 100.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 34.50 FEET AND FROM WHICH THE RADIUS POINT BEARS NORTH 77°57'32" EAST;



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THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°51'08", AN ARC DISTANCE OF 29.42 FEET;

THENCE SOUTH 60°53'36" EAST A DISTANCE OF 178.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 116.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°00'00" AN ARC DISTANCE OF 91.50 FEET;

THENCE SOUTH 15°53'36" EAST A DISTANCE OF 17.53 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 83.50 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°17'20" AN ARC DISTANCE OF 12.08 FEET;

THENCE SOUTH 65°49'02" WEST A DISTANCE OF 32.50 FEET;

THENCE SOUTH 32°50'15" WEST A DISTANCE OF 31.46 FEET;

THENCE SOUTH 29°06'03" WEST A DISTANCE OF 176.99 FEET;

THENCE SOUTH 60°53'57" EAST A DISTANCE OF 24.00 FEET;

THENCE SOUTH 29°06'03" WEST A DISTANCE OF 36.00 FEET;

THENCE NORTH 60°53'57" WEST A DISTANCE OF 24.00 FEET;

THENCE SOUTH 29°06'03" WEST A DISTANCE OF 122.01 FEET TO SAID LINE THAT IS PARALLEL AND 38.00 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLE FROM THE CENTERLINE OF FIFTH STREET;

THENCE NORTH 60°50'35" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 261.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 26.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°56'38" AN ARC DISTANCE OF 40.82 FEET TO SAID SOUTHEASTERLY LINE OF MARKET STREET AS SHOWN ON THE MAP OF THE TOWN OF RIVERSIDE;

THENCE NORTH 29°06'03" EAST ALONG SAID SOUTHEASTERLY LINE OF MARKET STREET, A DISTANCE OF 332.14 FEET TO THE POINT OF BEGINNING.



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PARCEL 2

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 2 AND PARCEL 3 OF PARCEL MAP WAIVER No. 42-812 ISSUED BY THE CITY OF RIVERSIDE AND RECORDED APRIL 30, 1982 AS INSTRUMENT NO. 74618 OFFICIAL RECORDS OF RIVERSIDE COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF FOURTH STREET AND THE SOUTHEASTERLY LINE OF MARKET STREET AS SHOWN ON THE MAP OF THE TOWN OF RIVERSIDE ON FILE IN MAP BOOK 7, PAGE 17 THEREOF, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA;

THENCE NORTH 29°06'24" EAST ALONG SAID SOUTHEASTERLY LINE OF MARKET STREET A DISTANCE OF 100.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 34.50 FEET AND FROM WHICH THE RADIUS POINT BEARS NORTH 77°57'32" EAST, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°51'08", AN ARC DISTANCE OF 29.42 FEET;

THENCE SOUTH 60°53'36" EAST A DISTANCE OF 178.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 116.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°00'00" AN ARC DISTANCE OF 91.50 FEET;

THENCE SOUTH 15°53'36" EAST A DISTANCE OF 17.53 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 83.50 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°17'20" AN ARC DISTANCE OF 12.08 FEET;

THENCE SOUTH 60°53'36" EAST A DISTANCE OF 131.25 FEET;

THENCE NORTH 29°06'24" EAST A DISTANCE OF 70.07 FEET;

THENCE SOUTH 60°51'33" EAST A DISTANCE OF 321.00 FEET TO THE NORTHWESTERLY LINE OF ORANGE STREET AS SHOWN BY SAID MAP OF THE TOWN OF RIVERSIDE;

THENCE NORTH 29°06'01" EAST ALONG SAID NORTHWESTERLY LINE OF ORANGE STREET A DISTANCE OF 217.21 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF THIRD STREET ACCEPTED FOR PUBLIC STREET PURPOSES BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE PER RESOLUTION NO. 12346 RECORDED JUNE 13, 1974 AS INSTRUMENT No. 72950, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, SAID

SOUTHEASTERLY POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 35.00 FEET;

THENCE ALONG SAID CURVE AND SOUTHWESTERLY LINE OF THIRD STREET PER INSTRUMENT No. 72950 THROUGH A CENTRAL ANGLE OF $64^{\circ}06'54''$ AN ARC DISTANCE OF 39.17 FEET;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF THIRD STREET NORTH $60^{\circ}51'33''$ WEST A DISTANCE OF 360.89 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF MAIN STREET (VACATED);

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF THIRD STREET NORTH $60^{\circ}52'20''$ WEST A DISTANCE OF 370.08 FEET;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF THIRD STREET SOUTH $74^{\circ}07'07''$ WEST A DISTANCE OF 14.14 FEET TO SAID SOUTHEASTERLY LINE OF MARKET STREET;

THENCE SOUTH $29^{\circ}06'24''$ WEST ALONG SAID SOUTHEASTERLY LINE OF MARKET STREET A DISTANCE OF 242.72 FEET TO THE POINT OF BEGINNING.

PARCEL 3

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 2 AND PARCEL 3 OF PARCEL MAP WAIVER No. 42-812 ISSUED BY THE CITY OF RIVERSIDE AND RECORDED APRIL 30, 1982 AS INSTRUMENT NO. 74618 OFFICIAL RECORDS OF RIVERSIDE COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF FOURTH STREET AND THE SOUTHEASTERLY LINE OF MARKET STREET AS SHOWN ON THE MAP OF THE TOWN OF RIVERSIDE ON FILE IN MAP BOOK 7, PAGE 17 THEREOF, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA;

THENCE NORTH $29^{\circ}06'24''$ EAST ALONG SAID SOUTHEASTERLY LINE OF MARKET STREET A DISTANCE OF 100.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 34.50 FEET AND FROM WHICH THE RADIUS POINT BEARS NORTH $77^{\circ}57'32''$ EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $48^{\circ}51'08''$, AN ARC DISTANCE OF 29.42 FEET;

THENCE SOUTH $60^{\circ}53'36''$ EAST A DISTANCE OF 178.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 116.50 FEET;





THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°00'00" AN ARC DISTANCE OF 91.50 FEET;

THENCE SOUTH 15°53'36" EAST A DISTANCE OF 17.53 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 83.50 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°17'20" AN ARC DISTANCE OF 12.08 FEET;

THENCE SOUTH 65°49'02" WEST A DISTANCE OF 32.50 FEET;

THENCE SOUTH 32°50'15" WEST A DISTANCE OF 31.46 FEET;

THENCE SOUTH 29°06'03" WEST A DISTANCE OF 176.99 FEET;

THENCE SOUTH 60°53'57" EAST A DISTANCE OF 24.00 FEET;

THENCE SOUTH 29°06'03" WEST A DISTANCE OF 36.00 FEET;

THENCE NORTH 60°53'57" WEST A DISTANCE OF 24.00 FEET;

THENCE SOUTH 29°06'03" WEST A DISTANCE OF 122.01 FEET TO SAID LINE THAT IS PARALLEL AND 38.00 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLE FROM THE CENTERLINE OF FIFTH STREET;

THENCE NORTH 60°50'35" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 261.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 26.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 89°56'38" AN ARC DISTANCE OF 40.82 FEET TO SAID SOUTHEASTERLY LINE OF MARKET STREET AS SHOWN ON THE MAP OF THE TOWN OF RIVERSIDE;

THENCE NORTH 29°06'03" EAST ALONG SAID SOUTHEASTERLY LINE OF MARKET STREET, A DISTANCE OF 332.14 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

ALL OF PARCEL 1 OF PARCEL MAP WAIVER NO. 42-812 ISSUED BY THE CITY OF RIVERSIDE AND RECORDED APRIL 30, 1982 AS INSTRUMENT NO. 74618 OFFICIAL RECORDS OF RIVERSIDE COUNTY DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK 4 RANGE 7 AND BLOCK 3 RANGE 7, AS SHOWN BY MAP OF THE TOWN OF RIVERSIDE RECORDED IN BOOK 7 OF MAPS AT PAGE 17 THEREOF RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA TOGETHER WITH THAT PORTION OF

FOURTH STREET (VACATED) AS SHOWN ON SAID MAP, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF FOURTH STREET WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID BLOCK 4, RANGE 7;

THENCE SOUTH 29°06'03" WEST ALONG SAID NORTHEASTERLY PROLONGATION AND ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 332.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 26.00 FEET;

THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°56'38" AN ARC DISTANCE OF 40.82 FEET TO A LINE THAT IS PARALLEL WITH AND 38.00 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLE FROM THE CENTERLINE OF FIFTH STREET;

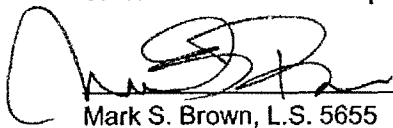
THENCE SOUTH 60°50'35" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 205.37 FEET;

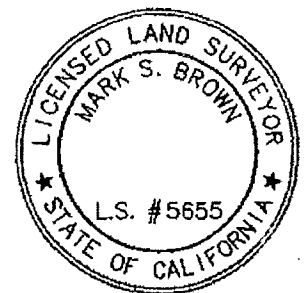
THENCE NORTH 29°06'03" EAST, A DISTANCE OF 406.32 FEET;

THENCE NORTH 60°53'36" WEST, A DISTANCE OF 231.34 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 3, RANGE 7;

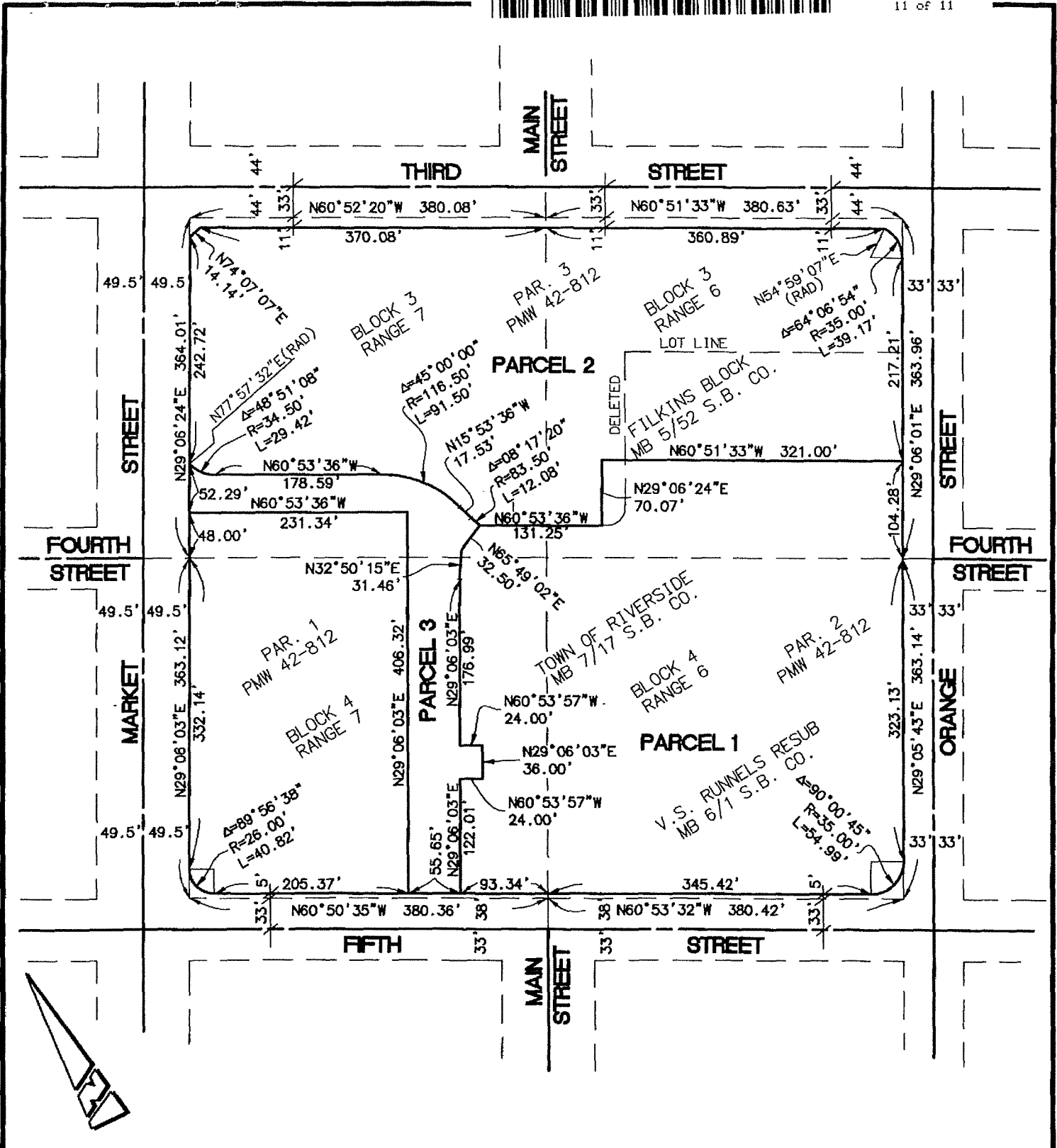
THENCE SOUTH 29°06'24" WEST ALONG SAID NORTHWESTERLY LINE OF BLOCK 3, RANGE 7, AND ALONG THE SOUTHWESTERLY PROLONGATION THEREOF A DISTANCE OF 48.00 FEET TO THE POINT OF BEGINNING.

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

 3/6/2012 Prep. _____
Mark S. Brown, L.S. 5655 Date



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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: N.T.S.

DRAWN BY: MSB DATE: 03/05/2012

SUBJECT: CONVENTION CENTER REMODEL

16780