

When recorded mail to:

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

2019-0298082

08/07/2019 12:27 PM Fee: \$ 0.00

Page 1 of 6

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

110

FOR RECORDER'S OFFICE USE ONLY

Project: P19-0543
APN's: 225-173-028 & 031
Address: 3441 Central

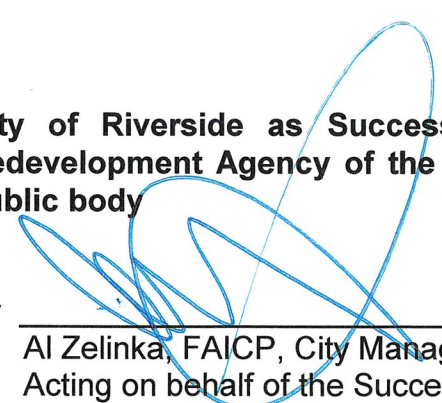
D - 17539

GRANT DEED


The **City of Riverside as Successor Agency to the Redevelopment Agency of the City of Riverside, a public body**, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the **City of Riverside as Successor Agency to the Redevelopment Agency of the City of Riverside, a public body** as Grantee, its successors and assigns, 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 July 23, 2019

City of Riverside as Successor Agency to the Redevelopment Agency of the City of Riverside, a public body

By 
Al Zelinka, FAICP, City Manager,
Acting on behalf of the Successor Agency

Approved as to Form:

By: 
Ruthann M. Salera
Deputy City Attorney

Attest 
Colleen J. Nicol, City Clerk

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

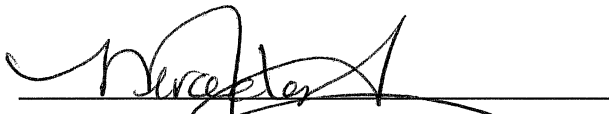
On July 23, 2019, before me, MERCEDES DAEMS, Notary Public

notary public, personally appeared, Alfred Zelinka + Colleen 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.


Notary Signature



**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 as Successor Agency to the Redevelopment Agency of the City of Riverside, a public body, is hereby accepted by the undersigned officer on behalf said City of Riverside as Successor Agency to the Redevelopment Agency of the City of Riverside, pursuant to authority conferred by Resolution No. 21 of said Successor Agency adopted June 11, 2013, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8/7/19

**City of Riverside as Successor Agency to the
Redevelopment Agency of the City of
Riverside**

By 
David Welch
Real Property Services Manager

Approved as to Form:

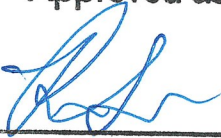
By: 
Ruthann M. Salera
Deputy City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

Project: P19-0543
APN's: 225-173-028 & 031
Address: 3441 Central

Parcel A

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

That portion of Lots 436, 438, 439, 443, 444 and that portion of Neva Place (Lot "D") vacated, of Sun Gold Terrace Unit No. 6, as shown by map on file In Book 25, pages 67 and 68 of Maps, Records of Riverside County, California, and that portion of said Neva Place as established by the Division of Highways of the State of California and relinquished to the City of Riverside by document recorded July 28, 1958 as Instrument No. 53992 of Official Records of Riverside County, California, described as follows:

BEGINNING at the Southwest corner of said Lot 444;

Thence South 89°56'35" East, along the South line of said Lot 444, a distance of 10.00 feet;

Thence North 00 °03'25" East, 8.34 feet;

Thence North 50°14'26" East, 396.92 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 350.00 feet;

Thence Northeasterly, along said curve, through a central angle of 00°52'46" an arc length of 5.37 feet to a cusp of a non-tangent curve concave Northwesterly and having a radius of 355.00 feet; the preceding three courses being along the Northwesterly line of that certain parcel of land conveyed to the State of California by deed recorded January 19, 1969, as Instrument No. 5329 of Official Records of said Riverside County, California;

Thence Westerly, along said curve, through a central angle of 03°05'46 an arc length of 19.18 feet to the beginning of a compound curve concave Northwesterly and having a radius of 390.00 feet;

Thence Westerly, along said curve, through a central angle of 13°57'25" an arc length of 95.00 feet;

Thence South 88°23'40" West, 47.38 feet to the centerline of said Neva Place vacated; the preceding three courses being along the Southerly line of Sunnyside Drive as shown by said map of Sun Gold Terrace Unit No. 6;

Thence South 00°46'25" West, along said centerline of said Neva Place vacated, a distance of 76.46 feet to the Easterly prolongation of the Northerly line of said Lot 443;
Thence North 89°56'35" West, along the Northerly line of said Lot 443, a distance of 159.01 feet to the Northwest corner thereof

Thence South 00°46'25" West, along the West line of said Lots 443 and 444, a distance of 136.02 feet to the **POINT OF BEGINNING**.

EXCEPTING therefrom that portion lying Southerly of a line which is 60.00 feet Northerly, as measured at right angle, from the centerline of Central Avenue as shown by said map of Sun Gold Terrace Unit No. 6.

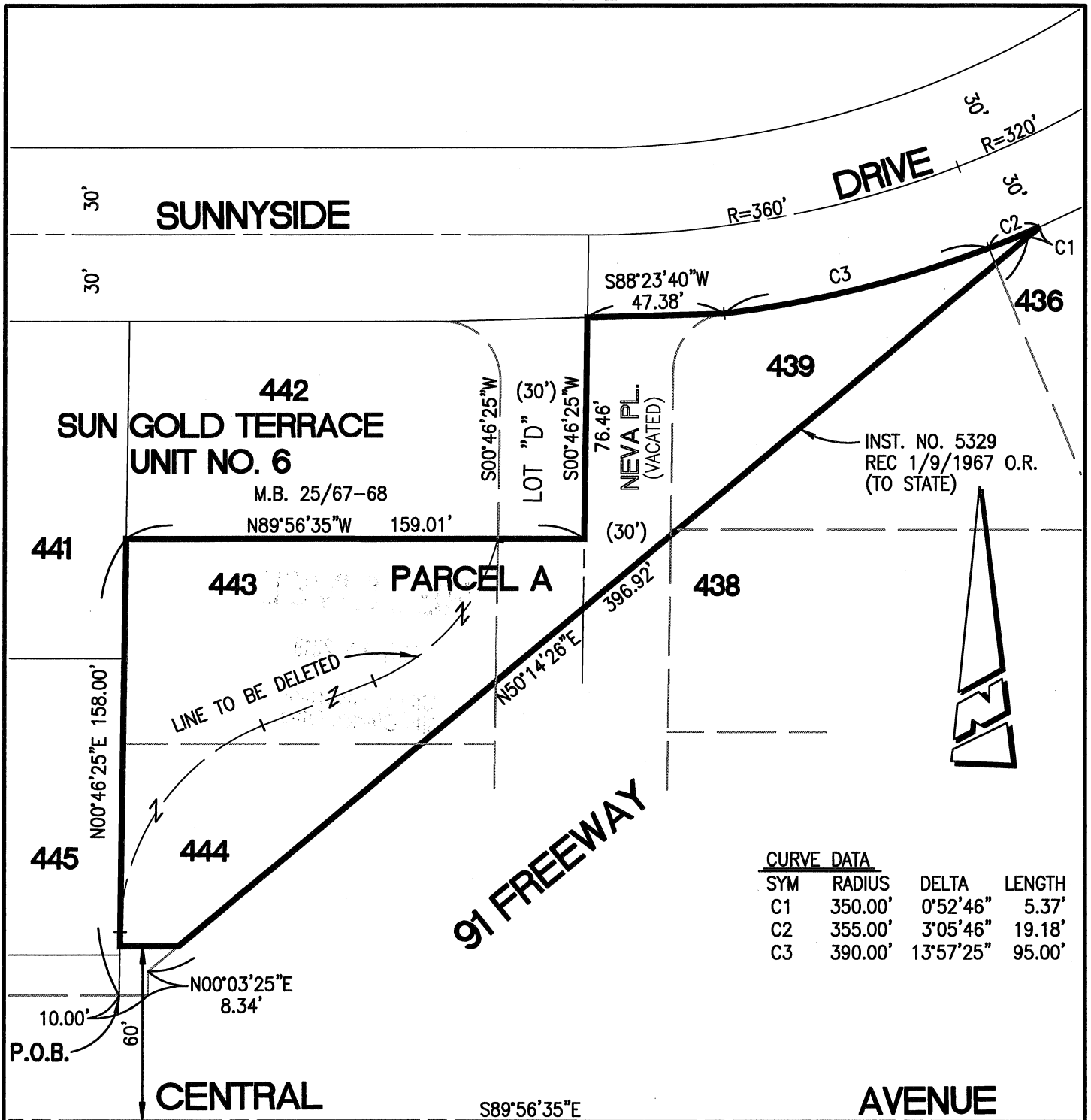
Area: 21,212 S.F. more or less

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

Curtis C. Stephens 1/17/19 Prep. CS
Curtis C. Stephens, L.S. 7519 Date



EXHIBIT "B"



CURVE DATA			
SYM	RADIUS	DELTA	LENGTH
C1	350.00'	0°52'46"	5.37'
C2	355.00'	3°05'46"	19.18'
C3	390.00'	13°57'25"	95.00'

• 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"=50'

DRAWN BY: CURT

DATE: 2/14/19

SUBJECT: P19-0543 LOT CONSOLIDATION - APN 225-173-028 & -031