

Recording Requested By:
First American Title Company
Homebuilder Services Division

DOC # 2021-0352104
06/10/2021 11:46 AM Fees: \$0.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

When recorded mail to:

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

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MARIA #309

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

5868492

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 28756
APN: 149-420-001
Address: Vacant
TRA: 009-190

D - 17623

GRANT DEED

Pacific Horizon Builders, a California Corporation, Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 April 19, 2021

**Pacific Horizon Builders,
a California Corporation**

By: _____

By: David M. Klein

Print Name: _____

Print Name: DAVID KLEIN
AKA David L. Klein

Title: _____

Title: PRESIDENT

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GRANT DEED

Pacific Horizon Builders, a California Corporation, Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby grant to the **CITY OF RIVERSIDE, a California charter city and municipal corporation,** 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 April 19, 2021

**Pacific Horizon Builders,
a California Corporation**

By: _____

By: David M. Klein

Print Name: _____

Print Name: DAVID KLEIN
AKA David L. Klein

Title: _____

Title: PRESIDENT

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 4/19/21, before me, T. Evans, Notary Public,

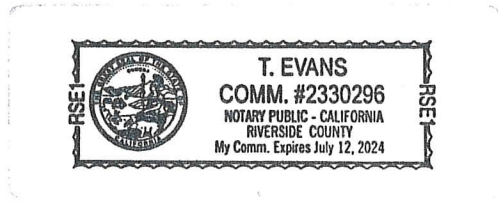
notary public, personally appeared, David L Klein

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, 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. 23439 of said City Council adopted May 14th, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

DATED June 9, 2021

CITY OF RIVERSIDE

By: _____


David Welch
Community & Economic
Development Director

Approved as to Form:

By: _____



Lauren M. Sanchez
Deputy City Attorney

Exhibit "A"

Legal Description

A.P.N.: 149-420-001

Real property in the City of Riverside, County of Riverside, State of California, described as follows:

LOTS 2 AND 3 OF GOLDEN TERRACE, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGES 82 AND 83, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING FROM SAID LOT 3 ALL THAT PORTION THEREOF PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT WHICH BEARS NORTH 83° 53' 20" WEST, 300 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 83° 53' 20" EAST ALONG THE SOUTHERLY LINE OF SAID LOT, 300 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 80 FEET, A DISTANCE OF 52.77 FEET; THENCE NORTH 31° 41' WEST, 150 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 120 FEET, A DISTANCE OF 5.23 FEET, THE LAST THREE COURSES AND DISTANCES FOLLOWING ALONG THE EASTERLY LINE OF SAID LOT; THENCE NORTH 83° 53' 20" WEST AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT TO A POINT ON A LINE WHICH BEARS NORTH 06° 06' 40" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 06° 06' 40" WEST TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION WITHIN THE BOUNDARIES OF TRACT NO. 28756, RECORDED IN BOOK 366 OF MAPS, PAGE(S) 79 TO 82, INCLUSIVE, RECORDS OF SAID COUNTY.