

DOC # 2015-0080103
 02/27/2015 04:27P Fee:NC
 Page 1 of 7
 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

FREE RECORDING

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

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Project: Five Points
 Lot Merger - P14-1057
 A.P.N's: 146-220-037 & 038
 Address: 11124 Pierce Street

D - 17140



GRANT DEED

The CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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 February 27, 2015

CITY OF RIVERSIDE, a California charter city and municipal corporation

By Deanna Lorson
 Deanna Lorson, Assistant City Manager for Lee McDougal, Interim City Manager

Attest Colleen J. Nicol
 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 February 27, 2015, 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



**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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated Feb, 27, 2015

APPROVED AS TO FORM
[Signature]
DEPUTY CITY ATTORNEY

CITY OF RIVERSIDE

By [Signature]
David Welch
Real Property Services Manager



EXHIBIT "A"

APN: 146-220-037 & 038
Five Points SW Corner Surplus

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

Parcel "A"

That portion of Lots 13 through 16 of La Sierra Academy Tract No. 1 as shown by map on file in Book 13 of Maps, at Page 73 thereof, and that portion of Lot 7 in Block 57 of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7 of Maps, at Page 66 thereof, both Records of Riverside County, California, described as follows:

Commencing at the most Southerly corner of said Lot 14, said corner being an angle point in the boundary line of Parcel 1 conveyed to James G. Burkette, et ux., by Deed recorded January 8, 1982 as Instrument No. 4273, Official Records of Riverside County, California;

Thence S.61°17'34"W. along a line parallel with the Northwesterly line of said Lot 7 and along the boundary line of said Parcel 1 and the Southwesterly prolongation thereof, a distance of 150.10 feet to a point in a line parallel with and distant 300.05 feet Southwesterly, measured at right angles from the Southwesterly right of way line of La Sierra Avenue (formerly Holden Avenue) as shown on said La Sierra Academy Tract No. 1, said point being an angle point in the Northwesterly boundary line of Parcel "B" of Certificate of Compliance for Lot Line Adjustment No. LL-P03-0513, recorded July 30, 2009 as Document No. 396718, Official Records of Riverside County California, also being the Point of Beginning of the parcel of land to be described;

Thence N.30°11'09"W. along said parallel line and the Northwesterly boundary line of said Parcel "B", a distance of 115.38 feet to the Southeasterly line of that certain parcel of land described in Grant of Easement & Waiver of Access Rights to the City of Riverside, by Document recorded May 24, 2010 as Document No. 2010-0238428, Official Records of Riverside County, California;

Thence N.62°33'57"E. along said Southeasterly line, a distance of 30.04 feet to a line parallel with and distant 30.00 feet Northeasterly, measured at right angles from the previously described parallel line;

Thence continuing N.62°33'57"E. along said Southeasterly line, a distance of 99.69 feet;

Thence Northeasterly along said Southeasterly line and along the Southeasterly line of that certain parcel of land described in Grant of Easement & Waiver of Access Rights to the City of Riverside, by Document recorded May 24, 2010 as Document No. 2010-0238424, Official Records of Riverside County, California on a curve concave Southeasterly, having a radius of 688.00 feet, through an angle of 11°56'35", an arc length of 143.41 feet to a point of compound curvature;

D-17140



Thence Southeasterly along previously said Southeasterly line on a curve concave Southwesterly, having a radius of 38.00 feet, through an angle of $74^{\circ}51'34''$, an arc length of 49.65 feet (the initial radial line bears $N.15^{\circ}29'28''W.$);

Thence $S.30^{\circ}37'54''E.$ along previously said Southeasterly line, a distance of 68.76 feet to a point hereinafter referred to as Point "A", said point being in the Northwesterly line of Parcel "A" of said Certificate of Compliance for Lot Line Adjustment No. LL-P03-0513;

The preceding four (4) courses are hereinafter referred to as "Course A";

Thence the following six (6) courses along the Northwesterly line of said Parcel "A" and along the Northwesterly boundary line of said Parcel "B";

$S.59^{\circ}47'39''W.$, a distance of 73.92 feet;

$N.28^{\circ}42'26''W.$, a distance of 1.96 feet;

$S.61^{\circ}17'34''W.$, a distance of 76.07 feet;

$S.61^{\circ}17'34''W.$, a distance of 100.03 feet;

$N.30^{\circ}11'09''W.$, a distance of 10.00 feet;

$S.61^{\circ}17'34''W.$, a distance of 50.07 feet to the Point of Beginning;

RESERVING THEREFROM an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of electric energy distribution and telecommunication facilities, together with all necessary appurtenances, in, under, upon, over and along that portion of said Lots 13, and 14 described as follows:

Beginning at the hereinbefore mentioned Point "A";

Thence $S.59^{\circ}47'39''W.$ along the Northwesterly line of Parcel "A" of said Certificate of Compliance for Lot Line Adjustment No. LL-P03-0513, a distance of 50.00 feet to a line parallel with and 50.00 feet Southwesterly, measured at right angles from the Southeasterly line of that certain parcel of land described in Grant of Easement & Waiver of Access Rights to the City of Riverside, by Document recorded May 24, 2010 as Document No. 2010-0238424, Official Records of Riverside County, California;

Thence $N.30^{\circ}37'54''W.$ along said parallel line, a distance of 25.00 feet;

Thence $N.59^{\circ}22'06''E.$, a distance of 42.00 feet;

Thence $N.30^{\circ}37'54''W.$, a distance of 23.00 feet;

Thence $N.59^{\circ}22'06''E.$, a distance of 8.00 feet to the Southeasterly line of that certain parcel of land described in said Grant of Easement;

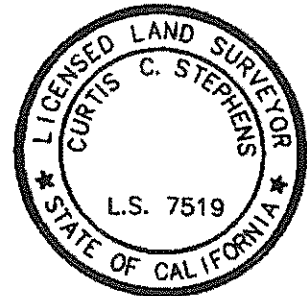
Thence $S.30^{\circ}37'54''E.$ along said Southeasterly line, a distance of 48.37 feet to the Point of Beginning;

SUBJECT THE WAIVER AND RELINQUISHMENT of all rights of ingress and egress to and from Pierce Street and La Sierra Avenue over and across said "Course A" to the above described real property. This waiver and relinquishment shall be binding upon the undersigned and upon the heirs, successors and assigns of the undersigned, all of whom shall not permit ingress or egress from said streets to said real property over and across said "Course A".

The above described parcel of land contains 34,765 square feet, 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 11/30/15 Prep. *E.V.*
Curtis C. Stephens, L.S. 7519 Date



2015-0000103
02/27/2015 04:27P
5 of 7

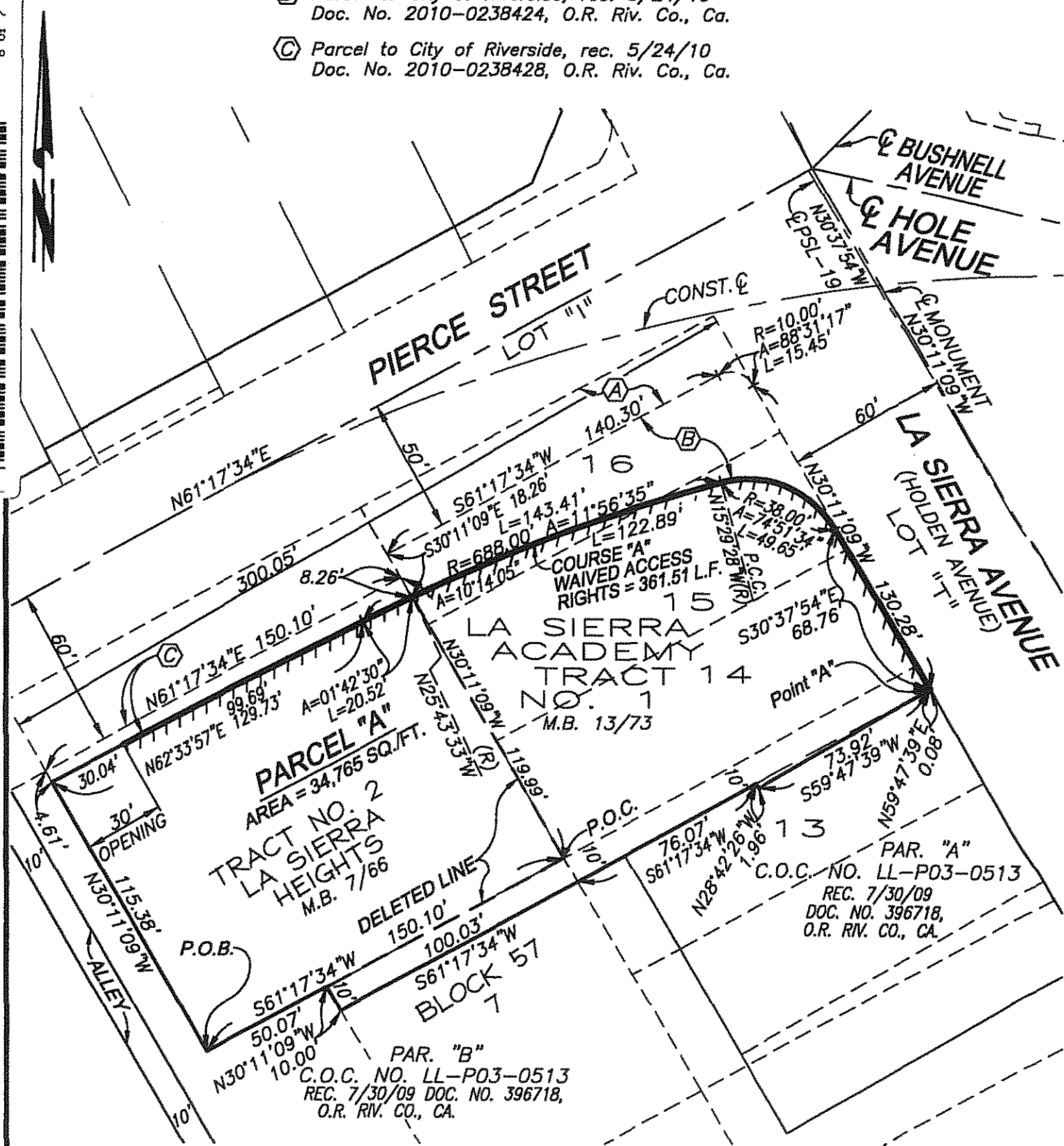
D-17140

NOTE:
SEE SHEET 2 FOR
EASEMENTS RESERVED

- (A) Parcel to County of Riverside, rec. 10/15/56
Inst. No. 70859, O.R. Riv. Co., Ca.
- (B) Parcel to City of Riverside, rec. 5/24/10
Doc. No. 2010-0238424, O.R. Riv. Co., Ca.
- (C) Parcel to City of Riverside, rec. 5/24/10
Doc. No. 2010-0238428, O.R. Riv. Co., Ca.

////// Indicates Access
Denial Line

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6 of 7



CITY OF RIVERSIDE, CALIFORNIA D-17140

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 2

SCALE: 1"=50'

DRAWN BY: EV

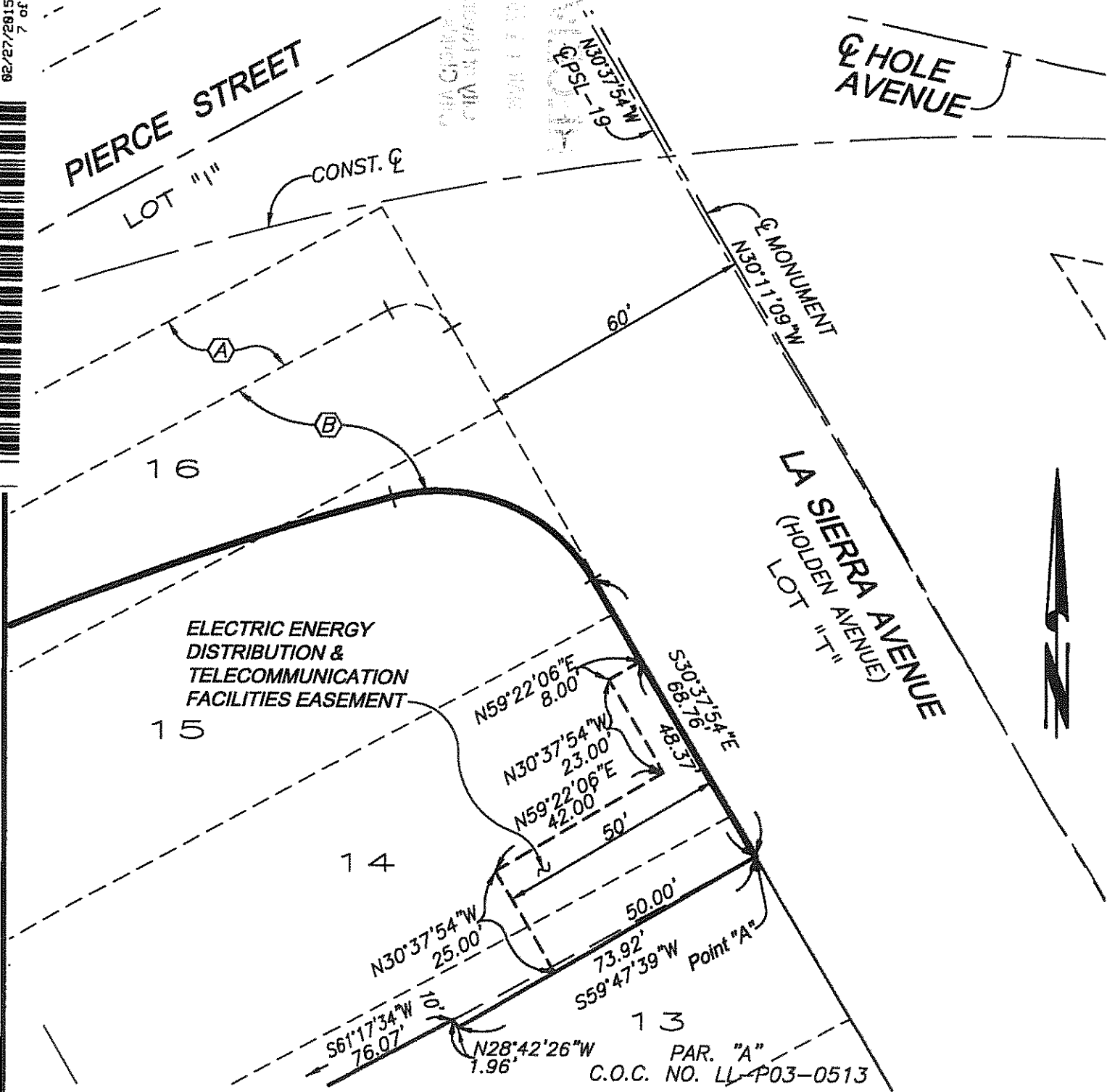
DATE: 12/17/14

SUBJECT: FIVE POINTS PROJECT -

NOTE:
 SEE SHEET 2 FOR
 EASEMENTS RESERVED

- (A) Parcel to County of Riverside, rec. 10/15/56
 Inst. No. 70859, O.R. Riv. Co., Ca.
- (B) Parcel to City of Riverside, rec. 5/24/10
 Doc. No. 2010-0238424, O.R. Riv. Co., Ca.
- (C) Parcel to City of Riverside, rec. 5/24/10
 Doc. No. 2010-0238428, O.R. Riv. Co., Ca.

2015-0888103
 02/27/2015 04:27P
 7 of 7



• CITY OF RIVERSIDE, CALIFORNIA • D-17140

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 2 OF 2

SCALE: 1"=30'

DRAWN BY: EV DATE: 12/17/14

SUBJECT: FIVE POINTS PROJECT -