

2015-0265475

06/22/2015 02:53 PM Fee: \$ 0.00

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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Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
7									
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FOR RECORDER'S OFFICE USE ONLY

Project: Fox Plaza - Phase 1A (Hyatt Parking Lot)  
APN: 213-182-030, -021, -022 & -018

D - 17183

**GRANT DEED**

MetroRiverside, LLC, a California Limited Liability Company, 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 5-20-15

**MetroRiverside, LLC, a California Limited Liability Company**

By: Pinnacle Investment Partners, L.P.,  
a California limited partnership  
Its: Managing Member

By: Pinnacle GP, LLC,  
a California limited liability company  
Its: General Partner

By: Pinnacle Management Corp.,  
a California corporation  
Its: Manager

By:   
Name: Mark Nicholson  
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 SANTA CLARA } ss

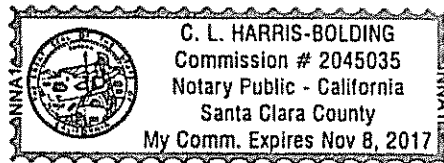
On MAY 20, 2015, before me, C.L. HARRIS-BOLDING, NOTARY PUBLIC,  
notary public, personally appeared, MARK NICHOLSON

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.

C. L. Harris-Bolding  
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 June 22, 2015

CITY OF RIVERSIDE

By: \_\_\_\_\_

  
David Welch  
Real Property Services Manager

APPROVED AS TO FORM

  
NEIL SMITH DEPUTY CITY ATTORNEY

## EXHIBIT "A"

### PARCEL 2

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF BLOCK 5, RANGE 7, AS SHOWN ON THE MAP OF THE TOWN OF RIVERSIDE AS FILED IN MAP BOOK 7, PAGE 17 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

Commencing at the northwest corner of said Block;

Thence South 29°46'22" West, along the northwesterly line of said block, a distance of 132.59 feet to the Point of Beginning;

Thence continuing South 29°46'22" West, along said northwesterly line, a distance of 50.00 feet;

Thence South 60°10'53" East, parallel with the northeasterly line of said block, a distance of 155.70 feet to a line that is parallel and 175.00 feet northwesterly from the southeasterly line of said block;

Thence North 29°43'54" East, along said parallel line, a distance of 50.00 feet;

Thence North 60°10'53" West, along a line that is parallel with the northeasterly line of said block, a distance of 155.67 feet to the Point of Beginning.

### PARCEL 3

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF BLOCK 5, RANGE 7, AS SHOWN ON THE MAP OF THE TOWN OF RIVERSIDE AS FILED IN MAP BOOK 7, PAGE 17 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

Commencing at the northwest corner of said Block;

Thence South 29°46'22" West, along the northwesterly line of said block, a distance of 182.59 feet to the Point of Beginning;

Thence continuing South 29°46'22" West, along said northwesterly line, a distance of 50.00 feet;

Thence South 60°10'53" East, parallel with the northeasterly line of said block, a distance of 155.74 feet to a line that is parallel and 175.00 feet northwesterly from the southeasterly line of said block;

Thence North 29°43'54" East, along said parallel line, a distance of 50.00 feet;

Thence North 60°10'53" West, along a line that is parallel with the northeasterly line of said block, a distance of 155.70 feet to the Point of Beginning.

PARCEL 4

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF BLOCK 5, RANGE 7, AS SHOWN ON THE MAP OF THE TOWN OF RIVERSIDE AS FILED IN MAP BOOK 7, PAGE 17 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

Commencing at the northwest corner of said Block;

Thence South 29°46'22" West, along the northwesterly line of said block, a distance of 232.59 feet to the Point of Beginning;

Thence continuing South 29°46'22" West, along said northwesterly line, a distance of 50.00 feet;

Thence South 60°10'53" East, parallel with the northeasterly line of said block, a distance of 155.77 feet to a line that is parallel and 175.00 feet northwesterly from the southeasterly line of said block;

Thence North 29°43'54" East, along said parallel line, a distance of 50.00 feet;

Thence North 60°10'53" West, along a line that is parallel with the northeasterly line of said block, a distance of 155.74 feet to the Point of Beginning.

PARCEL 5

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF BLOCK 5, RANGE 7, AS SHOWN ON THE MAP OF THE TOWN OF RIVERSIDE AS FILED IN MAP BOOK 7, PAGE 17 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

Commencing at the northwest corner of said Block;

Thence South 29°46'22" West, along the northwesterly line of said block, a distance of 282.59 feet to the Point of Beginning;


Thence South 60°10'53" East, parallel with the northeasterly line of said block, a distance of 155.77 feet to a line that is parallel and 175.00 feet northwesterly from the southeasterly line of said block;

Thence South 29°43'54" West, along said parallel line, a distance of 48.89 feet to the southwesterly line of said block, said southwesterly line also being the northeasterly line of Sixth Street;

Thence North 60°13'28" West, along said southwesterly line, a distance of 155.81 feet to the southwesterly corner of said Block;

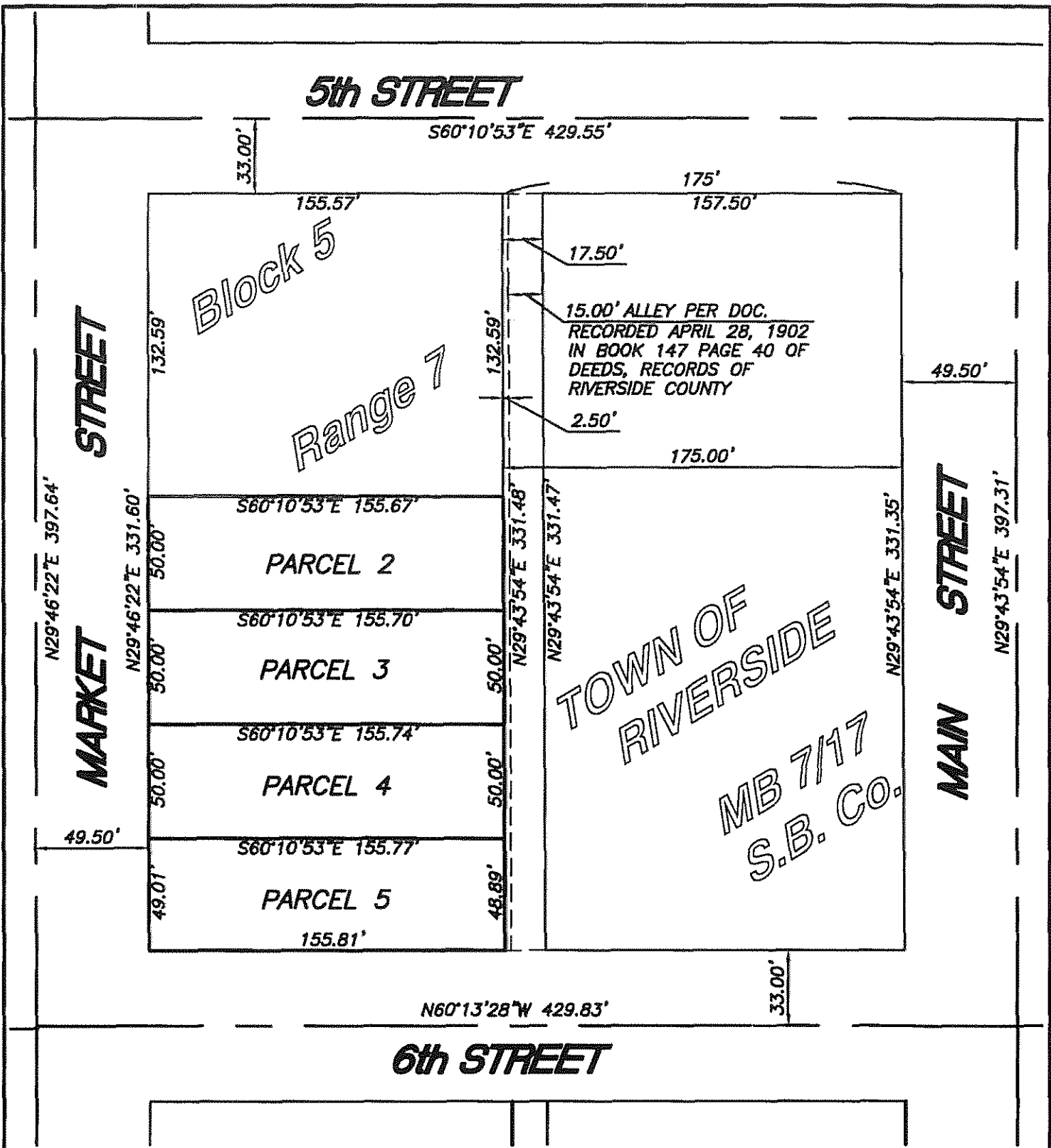
Thence North 29°46'22" East, along the northwesterly line of said block, a distance of 49.01 feet to the Point of Beginning.

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

Curtis C. Stephens 3/7/15 Prep   
Curtis C. Stephens, L.S. 7519 Date



D-17183



• CITY OF RIVERSIDE, CALIFORNIA • D-17183

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"=60'

DRAWN BY: CURT DATE: 3/07/15

SUBJECT: FOX PLAZA - PHASE 1A (HYATT PARKING LOT)