

2015-0273220

06/25/2015 03:39 PM Fee: \$ 0.00

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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)

149					R	A	Exam: 782		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
9									
SIZE	NCOR	SMF	NCHG				NCHG-CC		

FOR RECORDER'S OFFICE USE ONLY

Project: Five Points (NW corner)
All or Por. APN: 146-162-001, 018 - 021,
031, 032, 037, 038, 042 - 048
Address:

D- 17203

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE as Successor Agency to the REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, a public body, as Grantor 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 June 24 2015

CITY OF RIVERSIDE, as Successor Agency to the REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, a public body

APPROVED AS TO FORM

By: [Signature]
City General Counsel

By: [Signature] AL Zelinka
John A. Russo, City Manager,
acting on behalf of the Successor Agency

Attest: [Signature]
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

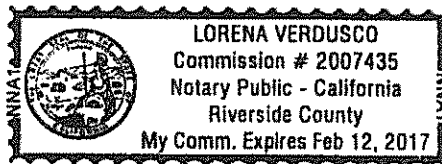
On June 24, 2015, before me, Lorena Verdusco, Notary Public,
notary public, personally appeared, Al Zelinka and Colleen J. Nicol

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

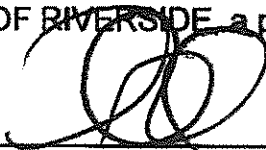


**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the CITY OF RIVERSIDE as Successor Agency to the REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, a public body, is hereby accepted by the undersigned officer on behalf of said CITY OF RIVERSIDE as Successor Agency to the REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, a public body, 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 June 25, 2015

CITY OF RIVERSIDE as Successor Agency to
the REDEVELOPMENT AGENCY OF THE
CITY OF RIVERSIDE, a public body

By 

David Welch
Real Property Services Manager

APPROVED AS TO FORM
BY: 

Successor Agency General Counsel

EXHIBIT "A"
LEGAL DESCRIPTION

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

PARCEL 1

That portion of Parcel "A" of City of Riverside Certificate of Compliance for lot line adjustment No. LL-P14-0653, recorded August 19, 2014 as document no. 2014-0313317, official records of Riverside County, California, being more particularly described as follows:

Beginning at the most southerly corner of said Parcel A;

Thence North 26° 44' 26" West along the southwesterly line of said Parcel "A" a distance of 194.99 feet to an angle point in said southwesterly line;

Thence South 61° 17' 34" West along said southwesterly line, a distance of 16.22 feet;

Thence North 26° 44' 26" West a distance of 53.81 feet;

Thence South 63° 15' 34" West a distance of 16.67 feet;

Thence North 26° 44' 26" West a distance of 62.95 feet;

Thence North 63° 14' 53" East a distance of 260.75 feet to a point on the westerly right-of-way of La Sierra Avenue as described in a Grant of Easement recorded May 24, 2010, as Document No. 2010-0238427 of Official Records of Riverside County, California, also being the northeasterly line of said Parcel "A";

The following eight (8) courses being along the northeasterly and southeasterly line of said Parcel "A";

Thence South 29° 30' 54" East along said westerly right-of-way of La Sierra Avenue a distance of 19.97 feet to the beginning of a tangent curve, concave to the Southwest, having a radius of 235.78 feet,

Thence Southeasterly along said curve, to the right, through a central angle of 09° 13' 47", having a radius of 235.78 feet, an arc length of 37.98 feet;

Thence South 20° 17' 07" East a distance of 41.03 feet to the beginning of a tangent curve, concave to the Northeast, having a radius of 260.00 feet;

Thence Southeasterly along said curve, to the left through a central angle of 09° 13' 47", an arc length of 41.88 feet;

Thence South 29° 30' 54" East continuing along said westerly right-of-way a distance of 144.98 feet;

Thence South 22° 45' 09" West a distance of 29.08 feet;

Thence South 61° 17' 34" West a distance of 177.67;

The preceding seven (7) courses are hereinafter referred to as "Course A";

Thence continuing South 61° 17' 34" West a distance of 29.02 feet to the TRUE POINT OF BEGINNING;

Subject to the Waiver and Relinquishment of all rights of Ingress and Egress to and from Pierce Street and La Sierra Avenue over and across the line hereinabove referred to as course "A". 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"

Contains 1.655 acres, more or less.

PARCEL 2

That portion of Parcels "A", "C" and all of Parcel "D" of City of Riverside Certificate of Compliance for Lot Line Adjustment No. LL-P14-0653 recorded August 19, 2014 as document no. 2014-0313317, Official Records of Riverside County, California, being more particularly described as follows:

Commencing at the most southerly corner of said Parcel "A";

Thence North 26° 44' 26" West along the southwesterly line of said Parcel "A" a distance of 194.99 feet to an angle point in said southwesterly line;

Thence South 61° 17' 34" West along said southwesterly line, a distance of 16.22 feet to the TRUE POINT OF BEGINNING;

Thence North 26° 44' 26" West a distance of 53.81 feet;

Thence South 63° 15' 34" West a distance of 16.67 feet;

Thence North 26° 44' 26" West a distance of 62.95 feet;

Thence North 63° 14' 53" East a distance of 260.75 feet to a point on the westerly right-of-way of La Sierra Avenue as described in a Grant of Easement recorded May 24, 2010, as Document No. 2010-0238427 of Official Records of Riverside County, California, also being the Northeasterly line of said Parcel "A";

The following three (3) courses being along the northeasterly line of said Parcels "A", "D" and "C";

Thence North 29° 30' 54" West along said westerly right-of-way a distance of 33.41 feet;

Thence North 24° 42' 21" West a distance of 54.51 feet;

Thence North 26° 24' 42" West a distance of 181.82 feet to a point distant 166.06 feet Southeasterly from the most northerly corner of Parcel "B" of said Certificate of Compliance No. LL-P14-0653;

Thence South 63° 15' 34" West a distance of 144.67 feet;

Thence North 26° 44' 26" West a distance of 35.54 feet;

Thence South 63° 14' 11" West a distance of 96.77 feet;

Thence North 26° 44' 26" West a distance of 119.50 feet;

Thence South 63° 15' 34" West a distance of 27.83 feet;

Thence North 26° 44' 26" West a distance of 25.48 feet to the northwesterly line of said Parcel "A";

Thence South 62° 42' 49" West along said northwesterly line, a distance of 47.91 feet to the most Westerly corner of said Parcel "A";

Thence South 26° 44' 26" East along the southwesterly line of said Parcel "A" a distance of 568.96 feet to an angle point therein;

Thence North 61° 17' 34" East along said southwesterly line, a distance of 71.78 feet to the TRUE POINT OF BEGINNING.

Contains 2.504 acres, more or less.

PARCEL 3

That portion of Parcels "A" and "C" and all of Parcel "B" of City of Riverside Certificate of Compliance for Lot Line Adjustment No. LL-P14-0653, recorded August 19, 2014 as document no. 2014-0313317, official records of Riverside County, California, being more particularly described as follows:

Beginning at the most northerly corner of said Parcel "B";

Thence South 26° 24' 42" East along the northeasterly line of said Parcel "B", a distance of 166.06 feet;

Thence South 63° 15' 34" West a distance of 144.67 feet;

Thence North 26° 44' 26" West a distance of 35.54 feet;

Thence South 63° 14' 11" West a distance of 96.77 feet;

Thence North 26° 44' 26" West a distance of 119.50 feet;

Thence South 63° 15' 34" West a distance of 27.83 feet;

Thence North 26° 44' 26" West a distance of 25.48 feet to the northwesterly line of said Parcel "A";


Thence North 62° 42' 49" East along said northwesterly line, and the northwesterly line of said Parcel "B" a distance of 157.33 feet to an Angle point in the northwesterly line of said Parcel "B";

Thence South 26° 24' 42" East continuing along last said northwesterly line a distance of 17.00 feet to an angle point therein;

Thence North 62° 42' 49" East continuing along previously said northwesterly line a distance of 113.00 feet to the TRUE POINT OF BEGINNING.

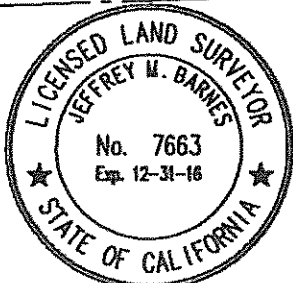
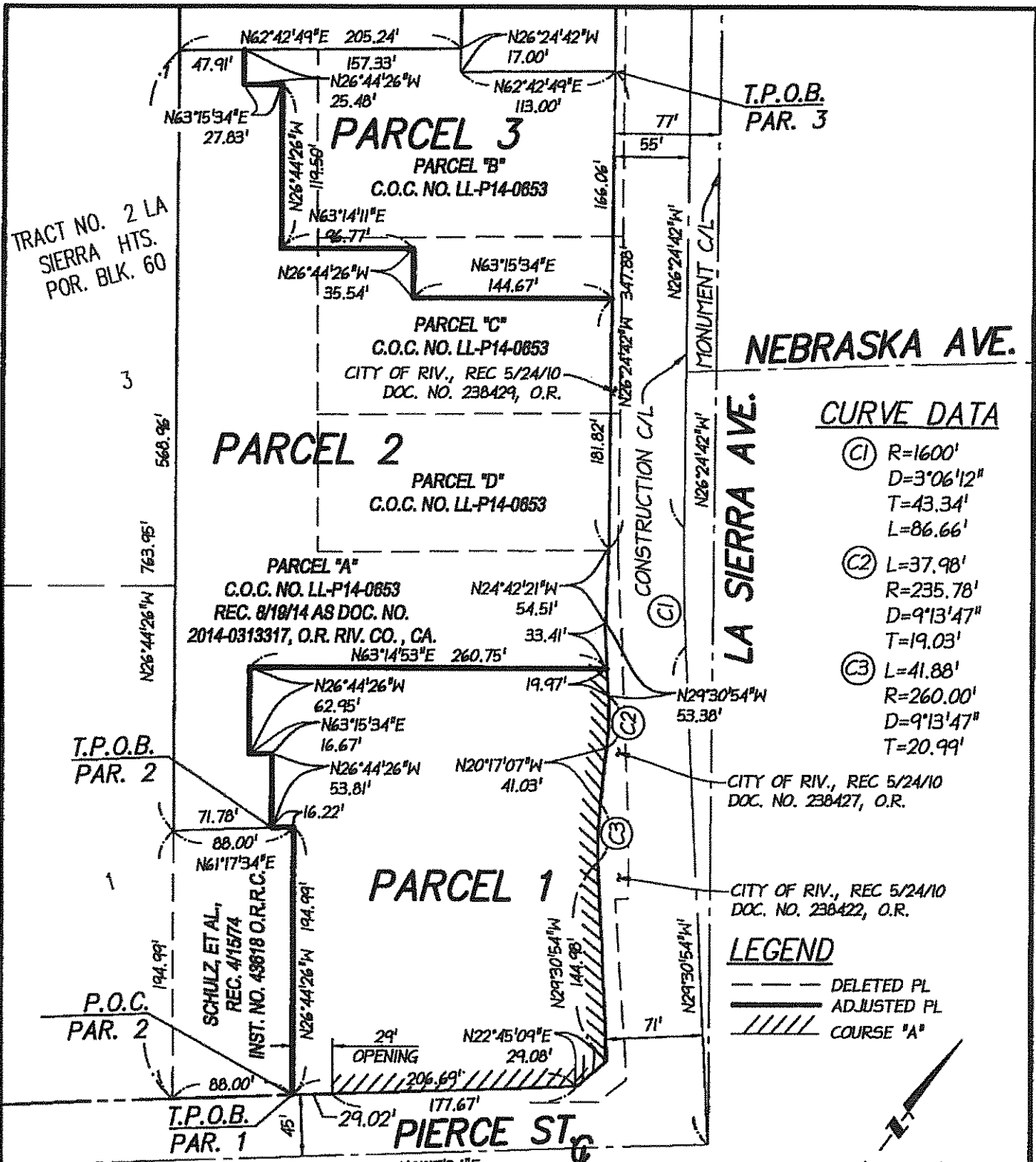
Contains 0.904 acres, more or less.

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



Jeffrey M. Barnes, PLS 7663, Exp. 12-31-16 6/18/2016 Date





THIS EXHIBIT WAS PREPARED UNDER MY DIRECTION:
Jeffrey M. Barnes
 JEFFREY M. BARNES, PLS 7663 DATE 6/18/2015

LOT LINE ADJUSTMENT
 CERTIFICATE OF COMPLIANCE
 NO. LL-P15-0240

PSOMAS
 1500 IOWA AVENUE, SUITE 210
 RIVERSIDE, CA 92507
 (951) 787-8421 WWW.PSOMAS.COM

SHEET 1 OF 1
DRAFTED: JC
CHECKED: JMB
DATE: 06/18/2015
JOB NO.: 4MCR010200

D-17203



**PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Superior Successor Agency General Counsel

Date: 6/25/15

Signature: Angela Ferreira

Print Name: Angela Ferreira