

Recording Requested By:
First American Title
National Commercial Services

DOC # 2015-0449715
10/13/2015 02:24 PM Fees: \$0.00
Page 1 of 8
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

RECORDING REQUESTED BY:

First American Title Insurance Company

WHEN RECORDED MAIL TO:

The City of Riverside
Attn: Real Property Services
3900 Main Street
Riverside, CA 92522

**This document was electronically submitted
to the County of Riverside for recording**
Received by: TERESA #134

NCS-734103-SD

SPACE ABOVE THIS LINE FOR
RECORDER'S USE

APN: 215-371-001-8 and 215-371-004-1 and
~~215-371-003~~ 215-371-002-9 and 009-615-035-5
T.R.A. No. 009-033

GRANT DEED

D-17241

Documentary Transfer Tax: \$0.00 Exempt

Conveyances to governmental entities (Revenue and Taxation Code 11922)

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- unincorporated area; City of Riverside, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, NNN MISSION SQUARE LLC, NNN Mission Square 2, LLC, NNN Mission Square 3, LLC, NNN Mission Square 4, LLC, NNN Mission Square 6, LLC, NNN Mission Square 7, LLC, NNN Mission Square 8, LLC, NNN Mission Square 9, LLC, NNN Mission Square 10, LLC, NNN Mission Square 11, LLC, NNN Mission Square 12, LLC, NNN Mission Square 13, LLC, NNN Mission Square 14, LLC, NNN Mission Square 15, LLC, NNN Mission Square 17, LLC, NNN Mission Square 18, LLC, NNN Mission Square 19, LLC, NNN Mission Square 20, LLC, NNN Mission Square 22, LLC, NNN Mission Square 23, LLC, NNN Mission Square 24, LLC, NNN Mission Square 25, LLC, NNN Mission Square 26, LLC, NNN Mission Square 27, LLC, NNN Mission Square 28, LLC, NNN Mission Square 31, LLC, NNN Mission Square 32, LLC, NNN Mission Square 33, LLC, NNN Mission Square 34, LLC, NNN Mission Square 35, LLC, NNN Mission Square 36, LLC, NNN Mission Square 37, LLC, NNN Mission Square 38, LLC, NNN Mission Square 39, LLC, and NNN Mission Square 40, LLC, each a Delaware limited liability company, hereby GRANT(S) to THE CITY OF RIVERSIDE, a California charter city and municipal corporation, the real property in the County of Riverside, State of California, described on Exhibit "A" attached hereto and incorporated herein by this reference.

THE REAL PROPERTY CONVEYED HEREIN BY GRANTOR TO GRANTEE IS
CONVEYED AND ACCEPTED SUBJECT TO:

Mail Tax statements to Return Address Above


1. CURRENT REAL PROPERTY TAXES AND ALL UNPAID NON-DELINQUENT GENERAL AND SPECIAL TAXES/BONDS AND ASSESSMENTS.

2. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS AND RIGHTS OF WAY OF RECORD OR APPARENT, AND/OR DISCLOSED BY AN INSPECTION.

SELLER:

NNN Mission Square, LLC
a Delaware limited liability company

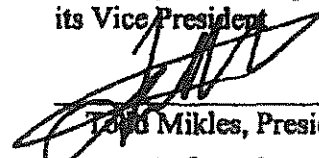
By: NNN Realty Investors, LLC
a Virginia limited liability company,
f/k/a Triple Net Properties, LLC,
its Manager



Todd Mikles, President,
NNN Realty Investors, LLC

NNN Mission Square 2, LLC, NNN Mission Square 3, LLC, NNN Mission Square 4, LLC, NNN Mission Square 6, LLC, NNN Mission Square 7, LLC, NNN Mission Square 8, LLC, NNN Mission Square 9, LLC, NNN Mission Square 10, LLC, NNN Mission Square 11, LLC, NNN Mission Square 12, LLC, NNN Mission Square 13, LLC, NNN Mission Square 14, LLC, NNN Mission Square 15, LLC, . NNN Mission Square 17, LLC, NNN Mission Square 18, LLC, NNN Mission Square 19, LLC, NNN Mission Square 20, LLC, NNN Mission Square 22, LLC, NNN Mission Square 23, LLC, NNN Mission Square 24, LLC, NNN Mission Square 25, LLC, NNN Mission Square 26, LLC, NNN Mission Square 27, LLC, NNN Mission Square 28, LLC, NNN Mission Square 31, LLC, NNN Mission Square 32, LLC, NNN Mission Square 33, LLC, NNN Mission Square 34, LLC, NNN Mission Square 35, LLC, NNN Mission Square 36, LLC, NNN Mission Square 37, LLC, NNN Mission Square 38, LLC, NNN Mission Square 39, LLC, and NNN Mission Square 40, LLC, each a Delaware limited liability company

Each By: NNN Realty Investors, LLC,
a Virginia limited liability company,
f/k/a Triple Net Properties, LLC,
its Vice President



Todd Mikles, President,
NNN Realty Investors, LLC

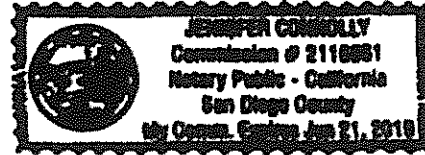
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
)
COUNTY OF San Diego)

On October 7, 2015, before me, Jennifer Connolly, a Notary Public, personally appeared Todd Mikes, 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.



Jennifer Connolly
Notary Public

**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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated: Oct - 8, 2015

CITY OF RIVERSIDE

By: _____


David Welch
Real Property Services Manager

APPROVED AS TO FORM:

BY: 
CHIEF ASSISTANT CITY ATTORNEY

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Exhibit "A"

Legal Description

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

PARCEL A: APN: 215-371-001

THAT PORTION OF PARCEL MAP 14855 AS SHOWN BY MAP ON FILE IN BOOK 75, PAGES 37 AND 38 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF PARCEL 1; THENCE SOUTH 29° 02' 49" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, A DISTANCE OF 135.90 FEET; THENCE NORTH 60° 56' 23" WEST THROUGH PARCELS 1 AND 4 OF SAID PARCEL MAP 14855, A DISTANCE OF 330.98 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 4; THENCE NORTH 29° 02' 06" EAST ALONG THE NORTHWESTERLY LINE OF PARCELS 4 AND 2, A DISTANCE OF 110.39 FEET TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 26.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, CONCAVE SOUTHERLY THROUGH A CENTRAL ANGLE OF 78° 46' 14", AN ARC DISTANCE OF 35.75 FEET TO A POINT IN THE NORTHEASTERLY LINE OF PARCEL 2 OF SAID PARCEL MAP 14855, A RADIAL LINE TO SAID POINT BEARS NORTH 17° 48' 20" EAST; THENCE SOUTH 60° 56' 23" EAST ALONG THE NORTHEASTERLY LINES OF PARCEL 2, 4 AND 1, A DISTANCE OF 310.07 FEET TO THE POINT OF BEGINNING.

PARCEL B: APN(S): 215-371-002 AND 215-371-004

THOSE PORTIONS OF PARCELS 1, 3 AND 4 OF PARCEL MAP 14855 AS SHOWN BY MAP ON FILE IN BOOK 75, PAGES 37 AND 38 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 1; THENCE SOUTH 29° 02' 49" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 135.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 29° 02' 49" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 194.87 FEET TO THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTH 60° 56' 29" WEST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 45.08 FEET TO A POINT "A"; THENCE NORTH 29° 03' 37" EAST A DISTANCE OF 38.92 FEET; THENCE NORTH 60° 56' 23" WEST, A DISTANCE OF 20.11 FEET; THENCE NORTH 29° 03' 37" EAST, A DISTANCE OF 30.42 FEET; THENCE NORTH 60° 56' 23" WEST, A DISTANCE OF 265.78 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 3; THENCE NORTH 29° 02' 06" EAST, ALONG THE NORTHWESTERLY LINE OF PARCELS 3 AND 4, A DISTANCE OF 125.53 FEET; THENCE SOUTH 60° 56' 23" EAST, A DISTANCE OF 330.98 FEET TO

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THE POINT OF BEGINNING.

TOGETHER WITH THOSE PORTIONS OF PARCELS 3 AND 4 OF SAID PARCEL MAP 14855, DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT "A" HEREINBEFORE DESCRIBED; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCELS 1 AND 4, NORTH 60° 56' 29" WEST 126.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHWESTERLY LINE AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 3, NORTH 60° 56' 29" WEST 61.36 FEET; THENCE NORTH 29° 03' 37" EAST 38.92 FEET; THENCE SOUTH 60° 56' 23" EAST 61.36 FEET; THENCE SOUTH 29° 03' 37" WEST 38.92 FEET TO THE POINT OF BEGINNING.

PARCEL C: APN: 215-371-003

THOSE PORTIONS OF PARCELS 1, 3 AND 4 OF PARCEL MAP 14855, AS SHOWN ON MAP ON FILE IN BOOK 75, PAGES 37 AND 38 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1, NORTH 60° 56' 29" WEST 45.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 29° 03' 37" EAST 38.92 FEET; THENCE NORTH 60° 56' 23" EAST 20.11 FEET; THENCE NORTH 29° 03' 37" EAST 30.42 FEET; THENCE NORTH 60° 56' 23" EAST 265.78 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 3; THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH 29° 02' 06" WEST 60.35 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED TO THE CITY OF RIVERSIDE, RECORDED DECEMBER 17, 1982 AS INSTRUMENT NO. 82-218727 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 2, BEING A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 9.00 FEET THROUGH A CENTRAL ANGLE 89° 58' 35", AN ARC DISTANCE OF 14.13 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 3; THENCE ALONG THE LAST MENTIONED SOUTHWESTERLY LINE, SOUTH 60° 56' 29" EAST 89.50 FEET TO A POINT THAT IS DISTANT ALONG THE SOUTHWESTERLY LINE OF SAID PARCELS 1, 4 AND 3, NORTH 60° 56' 29" WEST 187.36 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 29° 03' 37" EAST 38.92 FEET; THENCE SOUTH 60° 56' 23" EAST 61.36 FEET; THENCE SOUTH 29° 03' 37" WEST 38.92 FEET TO SAID SOUTHWESTERLY LINE OF PARCEL 4; THENCE ALONG SAID SOUTHWESTERLY LINE OF PARCELS 4 AND 1, SOUTH 60° 56' 29" EAST 126.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION WHICH LIES BETWEEN THE VERTICAL SPACE WITH THE BOTTOM PLANE HAVING AN ELEVATION OF 841.73 FEET AND THE TOP PLANE HAVING AN ELEVATION OF 854.00 FEET. U.S. COAST AND GEODETIC SURVEY SEA LEVEL DATUM OF 1929, 1970 SOUTHERN CALIFORNIA ADJUSTMENT, THROUGH THE MEDIUM OF THE CITY OF RIVERSIDE, PRECISE LEVEL NET ON FILE IN THE OFFICE OF THE COUNTY ENGINEER, BENCH MARK REFERENCE FOR THIS DESCRIPTION IS A PARKER-KALON (PK) NAIL IN THE TOP OF CURB, 12 FEET SOUTHEASTERLY OF THE MOST SOUTHERLY CURB RETURN AT THE INTERSECTION OF 10TH STREET AND MARKET

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STREET, HAVING AN ELEVATION OF 840.914 FEET AS SHOWN IN THE CITY OF RIVERSIDE FIELD BOOK 975 PAGE 10 AS CONVEYED TO THE PARKING AUTHORITY OF THE CITY OF RIVERSIDE BY DEED RECORDED AUGUST 13, 1984 AS INSTRUMENT NO. 84-175601 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 215-371-001-8 and 215-371-004-1 and 215-371-002-9 and 009-615-035-5

DESCRIPTION APPROVAL:


CURTIS C. STEPHENS, L.S. 7610 9/7/16
CITY SURVEYOR DATE

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NOTARY SEAL

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Jennifer Connolly
Commission no.: 2116661
County where bond is filed: San Diego
Date Commission Expires: Jun 21, 2019
Manufacturer/Vendor Identification number: NNA2

PLACE OF EXECUTION: Brea

DATE: 10-12-15

SIGNATURE: Jennifer, DPS Agent

