

When recorded mail to:

Riverside Holdings, LLC
12280 Highland Avenue
Rancho Cucamonga, CA, 91739

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FOR RECORDER'S OFFICE USE ONLY

ORDER NO. 210-1679834-02

Project: P15-0962

A.P.N's.: 138-030-031-7 TRA NO. 009-176

Address: N.E. corner La Sierra Ave and Indiana Ave

Documentary Transfer Tax \$0.00 - The transfer is between individuals and a legal entity or partnership, or between legal entities and does not change the proportional interests held. R&T 11925.

GRANT DEED

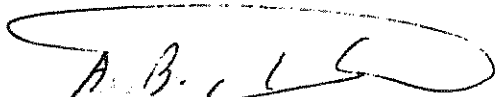
D- 17253

Riverside Holdings, LLC, a California Limited Liability Company, as Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby grant to Riverside Holdings, LLC, a California Limited Liability Company, , as Grantee(s), their 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 11/23/15

Riverside Holdings, LLC, a California Limited Liability Company


By: Oscar Etemadian, President


By: Azam B. Dehbozorgi, Secretary


By: Ashkan Etemadian, Treasurer

D-17253

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 San Bernardino } ^{SS}

On Nov. 23, 2015, before me, CATHERINE A. VON MOOS,

notary public, personally appeared, Oscar Ktemadian,

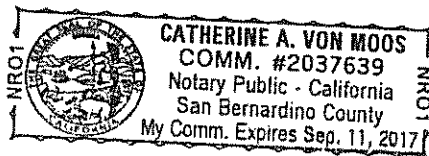
Azam B. Dehbozorgi, and Ashkan Ktemadian -

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.

Catherine A. Von Moos
Notary Signature



**EXHIBIT A
LEGAL DESCRIPTION**

APN: 138-030-031

Project P15-0962 – McMillan Street Vacation

That portion of Lot 13 in Block 39 of the Lands of the Riverside Land and Irrigating Company as shown by map on file in Book 1 of Maps, page 72 thereof, Records of San Bernardino County California, being more particularly described as follows:

Commencing at the most Southerly corner of said Lot 13;

Thence North 55° 58' 56" East along the northwesterly right-of-way of Indiana Avenue, as shown on said Map, a distance of 74.49 feet;

Thence North 34° 01' 04" West a distance of 20.50 feet to a point in a line parallel with and distant northwesterly 60.50 feet, measured at right angles, from the centerline of Indiana Avenue and the TRUE POINT OF BEGINNING. Said point also being the most southerly point of the certain parcel vacated per Riverside City Council Resolution 22801 recorded June 2, 2015 as Instrument No. 2015-0229783, Official Records of Riverside County;

Thence North 55° 58' 56" East, along said parallel line, a distance of 118.37 feet;

Thence North 66° 17' 13" East a distance of 29.53 feet to a point on the Northeast line of that certain parcel conveyed to Riverside Holdings, LLC per deed recorded October 30, 2015 as Instrument No. 2015-0477497, Official Records of said County;

Thence North 34° 01' 04" West along the northeast line of said deed, a distance of 263.54 feet, more or less, to the most northerly corner of said deed;

Thence South 67° 29' 36" West along the northwest line of said deed a distance of 146.15 feet, more or less, to the most westerly corner of said deed. Said point also being the most northerly corner of said Resolution;

Thence South 60° 08' 27" West a distance of 26.90 feet

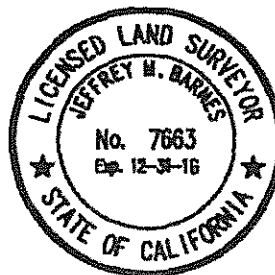
Thence South 29° 51' 33" East a distance of 27.03 feet to a point in a line parallel with and distant northeasterly 90.00 feet, measured at right angles, from the centerline of La Sierra Avenue;


Thence South 34° 02' 00" East along said parallel line, a distance of 237.94 feet;

Thence South 79° 01' 32" East a distance of 34.64 feet the TRUE POINT OF BEGINNING

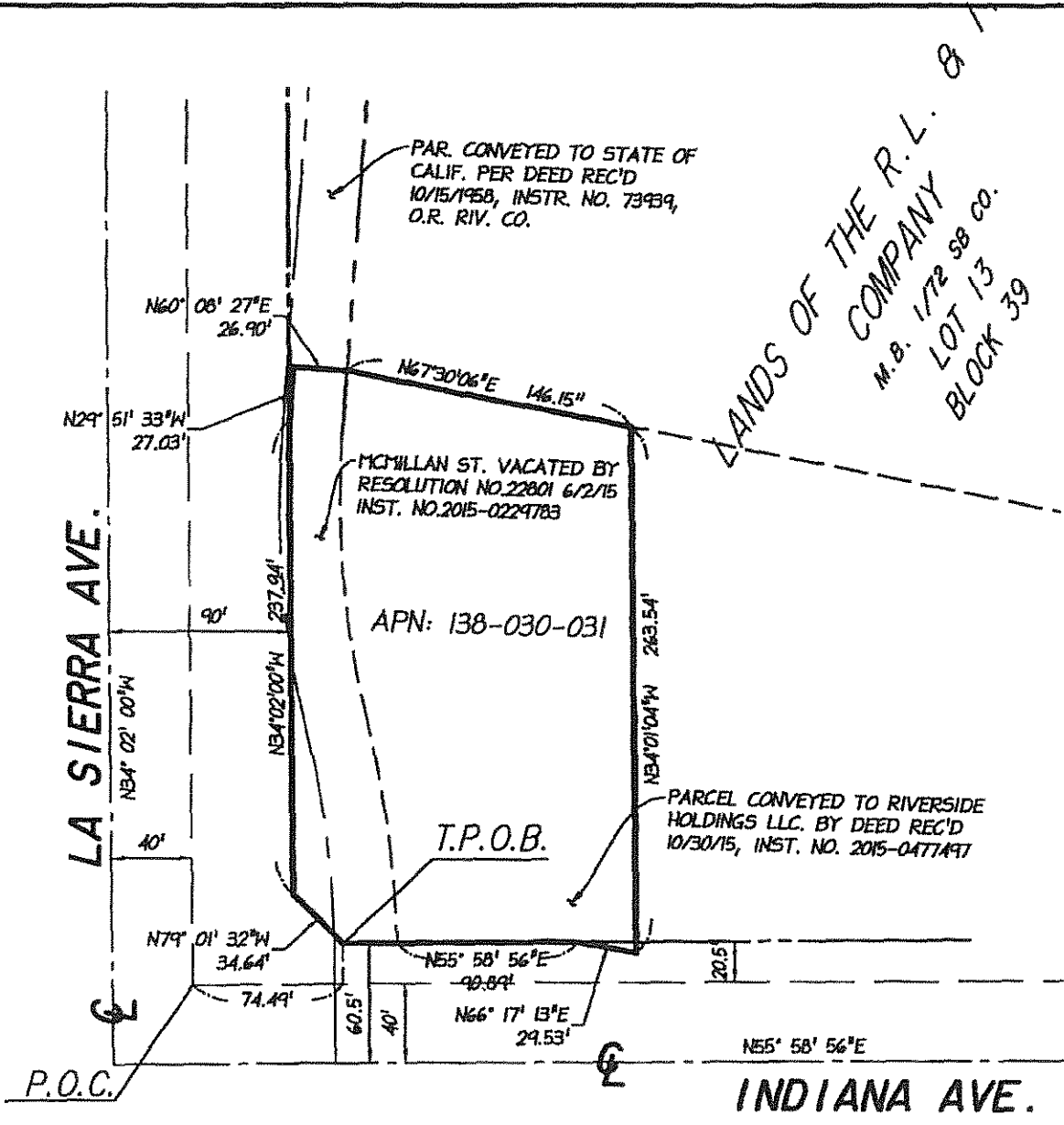
Contains 1.082 acres, more or less.

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



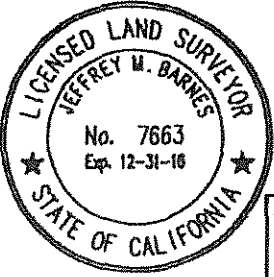

Jeffrey M. Barnes, PLS 7663, Exp. 12-31-16 Date 11/16/2015

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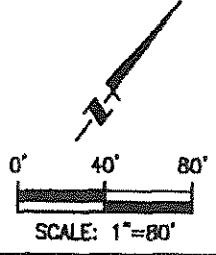


LEGEND

P.O.C. POINT OF COMMENCEMENT
 T.P.O.B. TRUE POINT OF BEGINNING



THIS EXHIBIT WAS PREPARED UNDER MY DIRECTION:
[Signature] 11/18/2015
 JEFFREY M. BARNES, PLS 7663 DATE



CERTIFICATE OF COMPLIANCE
 PORTION OF LOT 13 BLOCK 39
 RIVERSIDE LAND AND IRRIGATING COMPANY
 M.B. 1/72 S.B. CO.

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

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| SHEET 1 OF 1 |
| DRAFTED: BS |
| CHECKED: JMB |
| DATE: 11/18/2015 |
| JOB NO.: 454.002 |

DWG Name: G:\454.002\Drawings\Final\Febilia\454002-PLAT-CDC.dwg Plotted by: bryen.moort on Nov 18, 2015 - 14:50:00

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