

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

**2016-0096340**

03/11/2016 12:15 PM Fee: \$ 0.00

Page 1 of 6

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



**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: 350		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
6									
SIZE	NCOR	SMF	NCHG	T:	NCH/CC				

Project: University Avenue & Dwight Avenue  
COC P16-0020  
APN: 211-175-002 & 211-175-003

D- 17264

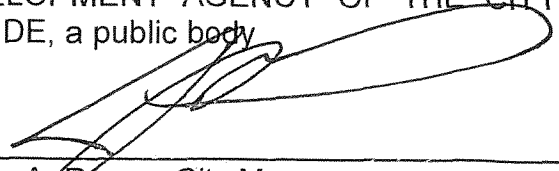


**GRANT DEED**


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 February 19, 20 16

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

By:   
John A. Russo, City Manager,  
acting on behalf of the Successor Agency

APPROVED AS TO FORM

  
Successor Agency General Counsel

Attest:   
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 19, 2016, before me, Lorena Verducco, Notary Public,  
notary public, personally appeared, John A. Russo 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 Verducco  
Notary Signature



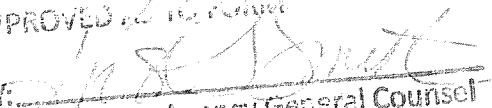
**CERTIFICATE OF ACCEPTANCE**  
**(Government Code Section §27281)**

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 March 11, 2016

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 *ad hoc*  
BY:   
\_\_\_\_\_  
Successor Agency General Counsel

A.P.N's. 211-175-002 & 211-175-003

**PARCEL A**

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

Lot 110 together with Lots 111, 112 and 113 all of Madison Square, as shown by map on file in Book 5, Page 59 of Maps, Records of San Bernardino County, California;

**EXCEPTING THEREFROM** that portion of said Lot 110 described as follows:

**BEGINNING** at the southeast corner of said Lot 110;



THENCE Westerly along the south line of said Lot 110, a distance of 20.00 feet;

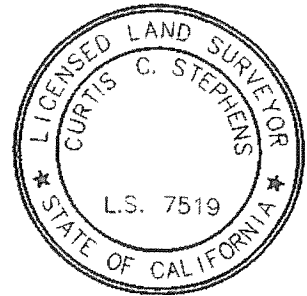
THENCE Northeasterly to a point on the east line of said Lot 110, distant thereon 20.50 feet from the southeast corner of said lot 110;

THENCE South along the east line of said Lot 110, a distance of 20.50 feet to the **POINT OF BEGINNING**

Area – 0.56 Ac. More or less

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

 1/15/16 Prep.   
Curtis C. Stephens, L.S. 7519 Date





93

94

95

96

97

98

MADISON SQUARE  
M.B. 5/59 S.B. CO.

33'

215'

20'

PARCEL A

DWIGHT AVENUE

114

150'

113

112

111

110

129.50'

109

33'

20.50'

20'

195'

49.5'

UNIVERSITY AVENUE

AVENUE

DOUGLASS AVENUE

51

52

53

54

DWIGHT AVENUE

• CITY OF RIVERSIDE, CALIFORNIA •

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"=50'

DRAWN BY: CURT

DATE: 1/15/16

SUBJECT: P16-0020 - UNIVERSITY & DWIGHT (NW CORNER)

D-17264



**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):

17264

Date: 3/11/10

Signature: Angela Ferreira

Print Name: Angela Ferreira