

Commonwealth Land Title Company

DOC # 2017-0200541
05/18/2017 04:58 PM Fees: \$0.00
Page 1 of 5
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

**This document was electronically submitted
to the County of Riverside for recording**
Received by: KIYOMI #289

FREE RECORDING
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: Fire Station No. 1
APN: 213-281-005
Address: 3466 Mission Inn Avenue

D - 17109

9181276
TAA: 009-014
TTX \$0.00

GRANT DEED

Western Arts University Incorporated, a California corporation, 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 5/2/2017

Western Arts University Incorporated,
a California corporation

By: [Signature]

By: [Signature]

Print Name: DENISE R. GRIFFIN

Print Name: John J. Griffin

Title: CEO

Title: COO

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 May 2, 2017, before me, Angela Ferreira,
notary public, personally appeared, Denise R. Griffin and John J. Griffin

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.

[Signature]
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 May 4, 2017

CITY OF RIVERSIDE

By: _____



David Welch
Real Property Services Manager

APPROVED AS TO FORM:

BY: 

CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"

Project: Original Fire Station 1 – Surplus Property
Por. A.P.N.: 213-281-005

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

That portion of Block 7, Range 4 of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, Records of San Bernardino County California, described as follows;

BEGINNING at the Northeast corner of said Block 7, Range 4;

Thence Northwesterly along the Southwest line of Mission Inn Avenue (formerly Seventh Street), a distance of 215 feet;

Thence at right angles Southwesterly and parallel to the Southeast line of said Block 7, Range 4, a distance of 125 feet to the Northeast line of an alley;

Thence Southeasterly along said Northeast line, a distance of 215 feet to the Northwest line of Lime Street and said Southeast line of Block 7, Range 4;

Thence Northeasterly along said Northwest line, a distance of 125 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM the Southwest 22.00 feet of the Northwest 72.00 feet of above described parcel.

ALSO EXCEPTING THEREFROM that portion described as follows:

BEGINNING at the Northeast corner of said Block 7, Range 4;


Thence Northwesterly along the Southwest line of Mission Inn Avenue (formerly Seventh Street), a distance of 22.00 feet;

Thence Southeasterly to a point on the Northwest line of Lime Street, distant thereon 17.00 feet Southwest of said Northeast corner;

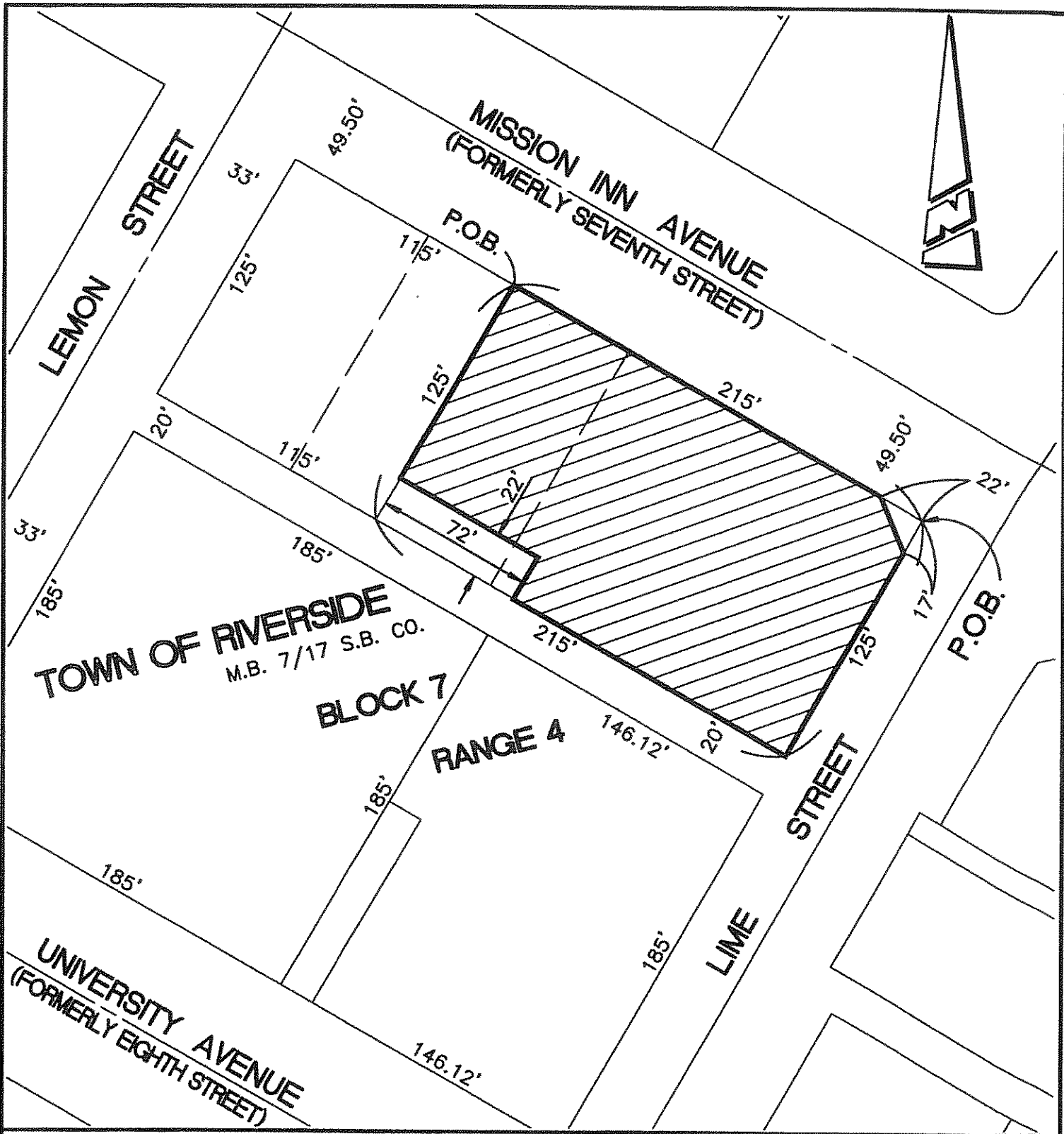
Thence Northeasterly along said Northwest line, a distance of 17.00 feet to the **POINT OF BEGINNING**

Area – 0.58 Ac.

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


Curtis C. Stephens, L.S. 7519 4/26/17 Prep. 
Date





● 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"=60'

DRAWN BY: CURT DATE: 6/30/15

SUBJECT: ORIGINAL FIRE STATION 1 - SURPLUS PROPERTY

D-17409