

When recorded mail to:

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

2017-0477624

11/15/2017 09:00 AM Fee \$ 0.00

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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)

110

FOR RECORDER'S OFFICE USE ONLY

Project: P17-0821 Lot Consolidation
APN's: 215-371-001,-002 & -00
Address: 3750 University Avenue

D - 17443


GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **The City of Riverside, a California charter city and municipal corporation**, as Grantor does hereby grant to **The City of Riverside, a California charter city and municipal corporation**, 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 November 13, 2017

The City of Riverside, a California charter city and municipal corporation

By 
Al Zelinka, RAICP, Assistant City Manager for
John A. Russo, City Manager

Attest 
Colleen J. Nicol, City Clerk

APPROVED AS TO FORM:

BY: 
CHIEF ASSISTANT CITY ATTORNEY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)
On November 13, 2017 before me, Lorena Verdusco, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Al Zelinka and Colleen J. Nicol
Name(s) of Signer(s)

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 Lorena Verdusco
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Aced-3750 University Document Date: November 13, 2017
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer -- Title(s): _____ Corporate Officer -- Title(s): _____
 Partner -- Limited General Partner -- Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Project: P17-0821 Lot Consolidation
APN's: 215-371-001,-002 & -004
Address: 3750 University Avenue

PARCEL A

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

Parcel 1 together with Parcel 2 and Parcel 3 of Certificate of Compliance for Waiver of Parcel Map PMW-8-823 recorded May 13, 1983 as Instrument No. 94069 of Official Records of Riverside County, California, described as follows:

BEGINNING at the most Easterly corner of Parcel 1 of Parcel Map 14855, as shown by map on file in Book 75, Pages 37 and 38 inclusive, of Parcels Maps, Records of Riverside County, California;

Thence South 29°02'49" West, along the Southeast line of said Parcel 1, a distance of 330.77 feet to the most Southerly corner thereof;

Thence North 60°56'29" West, along the Southwest lines of Parcel 1, Parcel 4 and Parcel 3 of said Parcel Map 14855, a distance of 321.95 feet to the most Southerly corner of Parcel 2 of that certain parcel of land described in deed to the City of Riverside, recorded December 17, 1982, as Instrument No. 218727, of Official Records of Riverside County California and the beginning of a tangent curve with a radius of 9.00 feet, concaving Easterly;

Thence Northerly to the right along said curve and the Easterly line of said Parcel 2 an arc length of 14.13 feet, through a central angle of 89°58'35" to the most Northerly corner thereof and the Northwesterly line of Parcel 3 of said Parcel Map 14855;

Thence North 29°02'06" East, along the Northwest lines of Parcel 3, Parcel 4 and Parcel 2 of said Parcel Map 14855, a distance of 296.27 feet to the most Westerly corner of Parcel 1 of said Grant Deed recorded December 17, 1982, as Instrument No. 218727 and the beginning of a tangent curve with a radius of 26.00 feet, concaving Southerly;

Thence Easterly to the right along said curve and the Southerly line of said Parcel 1 an arc length of 35.75 feet, through a central angle of 78°46'14" to the most Easterly corner thereof and 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 $60^{\circ}56'23''$ East, along the Northeast lines of Parcel 2, Parcel 4 and Parcel 1 of said Parcel Map 14855, a distance of 310.08 feet to the most Easterly corner of said Parcel 1 and to **THE POINT OF BEGINNING**.

EXCEPTING THEREFROM that portion of the above described parcel which lie 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 City 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 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. 175601 of Official Records of Riverside County, California described as follows:

BEGINNING at a point on the Southwest line of Parcel 1 of said Parcel Map 14855, which bears North $60^{\circ}56'29''$ West, a distance of 45.08 feet from the most Southerly corner thereof;

Thence North $60^{\circ}56'29''$ West, along the Southwesterly line of Parcels 1 and 4 of said Parcel Map 14855, a distance of 126.00 feet;

Thence North $29^{\circ}03'37''$ East, a distance of 38.92 feet;

Thence North $60^{\circ}56'23''$ West, a distance of 61.36 feet;

Thence South $29^{\circ}03'37''$ West, a distance of 38.92 feet to the Southwesterly line of Parcel 3 of said Parcel Map 14855;

Thence North $60^{\circ}56'29''$ West, along the Southwesterly line of Parcel 3 of said Parcel Map 14855, a distance of 89.50 feet to the most Southerly corner of Parcel 2 of that certain parcel of land described in deed to the City of Riverside, recorded December 17, 1982, as Instrument No. 218727, of Official Records of Riverside County California and the beginning of a tangent curve with a radius of 9.00 feet, concaving Easterly;

Thence Northerly to the right along said curve and the Easterly line of said Parcel 2 an arc length of 14.13 feet, through a central angle of $89^{\circ}58'35''$ to the most Northerly corner thereof and the Northwesterly line of Parcel 3 of said Parcel Map 14855;

Thence North $29^{\circ}02'06''$ East, along the Northwest line of Parcel 3 of said Parcel Map 14855, a distance of 60.35 feet;

Thence South $60^{\circ}56'23''$ East, a distance of 265.78 feet;


Thence South $29^{\circ}03'37''$ West, a distance of 30.42 feet;

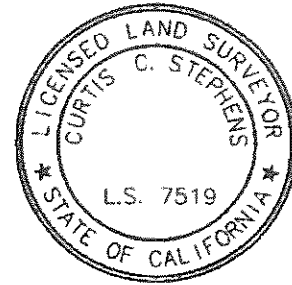
Thence South $60^{\circ}56'23''$ East, a distance of 20.11 feet;

Thence South 29°03'37" West, a distance of 38.92 feet to **THE POINT OF BEGINNING.**

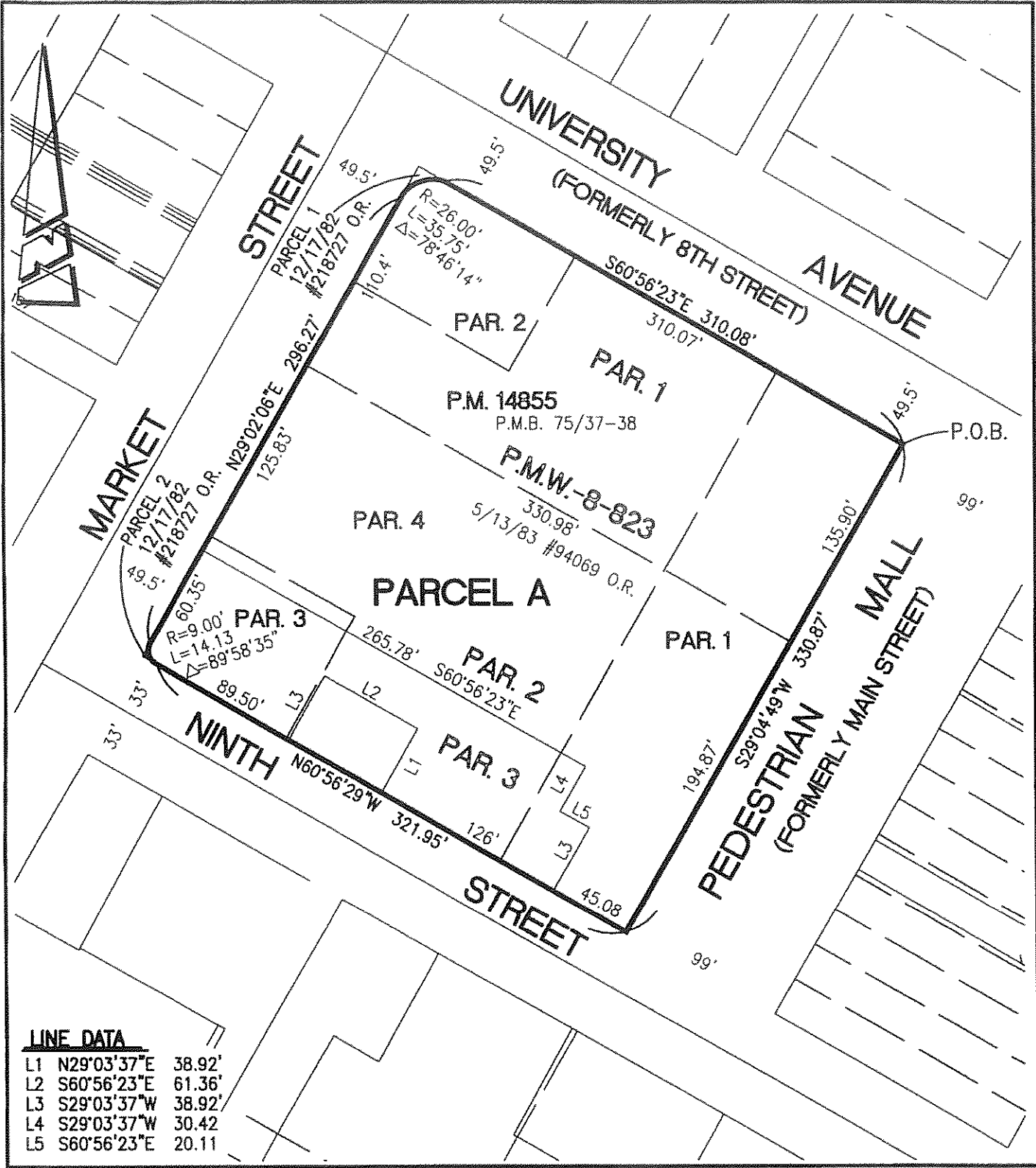
Area – 109,330 S.F. (2.51 Ac.) more or less

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

Curtis C. Stephens 10/28/17 Prep. 
Curtis C. Stephens, L.S. 7519 Date



D-17443



LINE DATA

L1	N29°03'37"E	38.92'
L2	S60°56'23"E	61.36'
L3	S29°03'37"W	38.92'
L4	S29°03'37"W	30.42'
L5	S60°56'23"E	20.11'

● 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"=80'	DRAWN BY: CURT	DATE: 10/24/17
SUBJECT: P17-0821 - LOT CONSOLIDATION - 3750 UNIVERSITY AVE		

D-17443