

When recorded mail to:

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

DOC # 2010-0018231

01/15/2010 08:00A Fee:NC

Page 1 of 8

Recorded in Official Records

County of Riverside

Larry W. Ward

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)

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FOR RECORDER'S OFFICE USE ONLY

210-1132795-10
TRA 009-005

Project: RTA Transit Station
APN: 215-152-017-6
Address: 4015 Vine Street

D - 16427



GRANT DEED

STEELWORKS, LLC, a California Limited Liability Company Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, 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 1 4 10

STEELWORKS, LLC, a California Limited Liability Company

By:

Print Name: Alan Mruvka
Its: Manager

Dated _____

4015 VINE STREET, LLC, a California Limited Liability Company
Its Manager

By: John DelMonaco

By: Scott Diamond

Print Name: John DelMonaco
Its: Manager

Print Name: Scott Diamond
Its: Manager

NEW JERSEY
STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)
 MONMOUTH

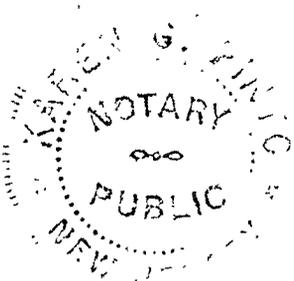
On DECEMBER 31, 2009, before me, KAREN G. PINTO, personally appeared JOHN DEL MONACO & SCOTT DIAMOND who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

Karen G. Pinto
Notary Signature

KAREN G. PINTO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Aug. 22, 2011



Dated _____

4015 VINE STREET, LLC, a California Limited Liability Company
Its Manager

By: _____

By: _____

Print Name: John DelMonaco
Its: Manager

Print Name: Scott Diamond
Its: Manager

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On Jan 4, 2010, before me, Amanda Larson, personally appeared Alan Mrukka 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.

Amanda Larson
Notary Signature



**CERTIFICATE OF ACCEPTANCE
(Government Code Section §21027)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a 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 1/7/2010

CITY OF RIVERSIDE

By: Amelia M. Valeri

Print Name: AMELIA M. VALERI

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

APN: 215-152-017
FEE SIMPLE INTEREST

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

Parcel 1

Parcel 4 and those portions of Parcels 2 and 3 of Parcel Map No. 26301 as shown by map on file in Book 176 of Parcel Maps, pages 72 through 81 thereof, Records of Riverside County, California, described as follows:

BEGINNING at the most easterly corner of said Parcel 4;

THENCE along the southeasterly line of Parcel 4 and Parcel 3 and the northwesterly line of Vine Street, South 28°52'29" West, 218.21 feet;

THENCE North 61°07'31" West, 139.24 feet;

THENCE South 28°56'43" West, 178.41 feet to the southwesterly line of Parcel 2;

THENCE along Parcel 2, North 61°10'05" West, 25.00 feet;

THENCE North 61°05'41" West, 25.82 feet;

THENCE South 28°54'19" West, 32.99 feet;

THENCE South 28°47'14" West, 94.04 feet to a point in the easterly right of way line of State Highway 91;

THENCE northerly, along said right of way line, North 12°52'40" East, 97.84 feet;

THENCE North 08°40'53" East, 214.26 feet;

THENCE North 16°54'36" East, 97.60 feet;

THENCE North 25°49'55" East, 100.12 feet;

THENCE North 28°51'31" East, 33.00 feet to the northeasterly line of said Parcel 4, also being the centerline of vacated Tenth Street (66 feet wide);

THENCE along the northeasterly line of said Parcel 4, South 61°08'29" East, 152.67 feet;

THENCE South 61°07'49" East, 163.98 feet to said **POINT OF BEGINNING**;

TOGETHER WITH that portion of Lot 14 and a portion of 11th street vacated of Mulberry Hill Tract, on file in Book 10 of Maps, at page 98 thereof, Records of Riverside County, California, described as follows:

COMMENCING at the most southerly angle point of Parcel 2 of Parcel Map No. 26301 as shown by map on file in Book 176 of Parcel Maps, at pages 72 through 81, inclusive thereof, Records of Riverside County, California; said angle point being in the easterly right of way line of State Highway 91;

THENCE northerly, along said easterly right of way line, North 12°52'40" East, 97.84 feet;

THENCE continuing along said easterly right of way line, North 08°40'53" East, 4.85 feet;

THENCE leaving said easterly right of way line, South 65°10'34" East, 28.56 feet to a point in the easterly line of said Parcel 2; said point being the **TRUE POINT OF BEGINNING**;

THENCE continuing South 65°10'34" East, 47.53 feet;

THENCE North 57°14'34" East, 26.20 feet to a point in the southwesterly line of said Parcel 2;

THENCE along said southwesterly line, North 61°10'05" West, 34.02 feet to the centerline intersection of Salt Lake Avenue (vacated, 50 feet wide) and 11th Street (vacated, 66 feet wide) as shown by said Parcel Map No. 26301;

THENCE continuing along said southwesterly line, North 61°05'41" West, 25.82 feet to an angle point in said Parcel 2;

THENCE along the easterly line of said Parcel 2, South 28°54'19" West, 26.40 feet to said **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM that portion of Parcel 2 of Parcel Map No. 26301 as shown by map on file in Book 176 of Parcel Maps, at pages 72 through 81, inclusive thereof, Records of Riverside County, California, described as follows:

BEGINNING at the most southerly angle point of said Parcel 2; said angle point being in the easterly right of way line of State Highway 91;

THENCE northerly, along said easterly right of way line, North 12°52'40" East, 97.84 feet;

THENCE continuing along said easterly right of way line, North 08°40'53" East, 4.85 feet;

THENCE leaving said easterly right of way line, South 65°10'34" East, 28.56 feet to a point in the easterly line of said Parcel 2;

THENCE southerly, along said easterly line of Parcel 2, South 28°54'19" West, 6.59 feet;

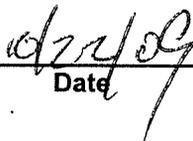
THENCE continuing along said easterly line, South 28°47'14" West, 94.04 feet to said **POINT OF BEGINNING.**

The above described parcel of land contains 2.106 acres, more or less.

Said land also described in Certificate of Compliance recorded October 20, 1994 as Instrument No. 404076, Official Records of Riverside County, California.

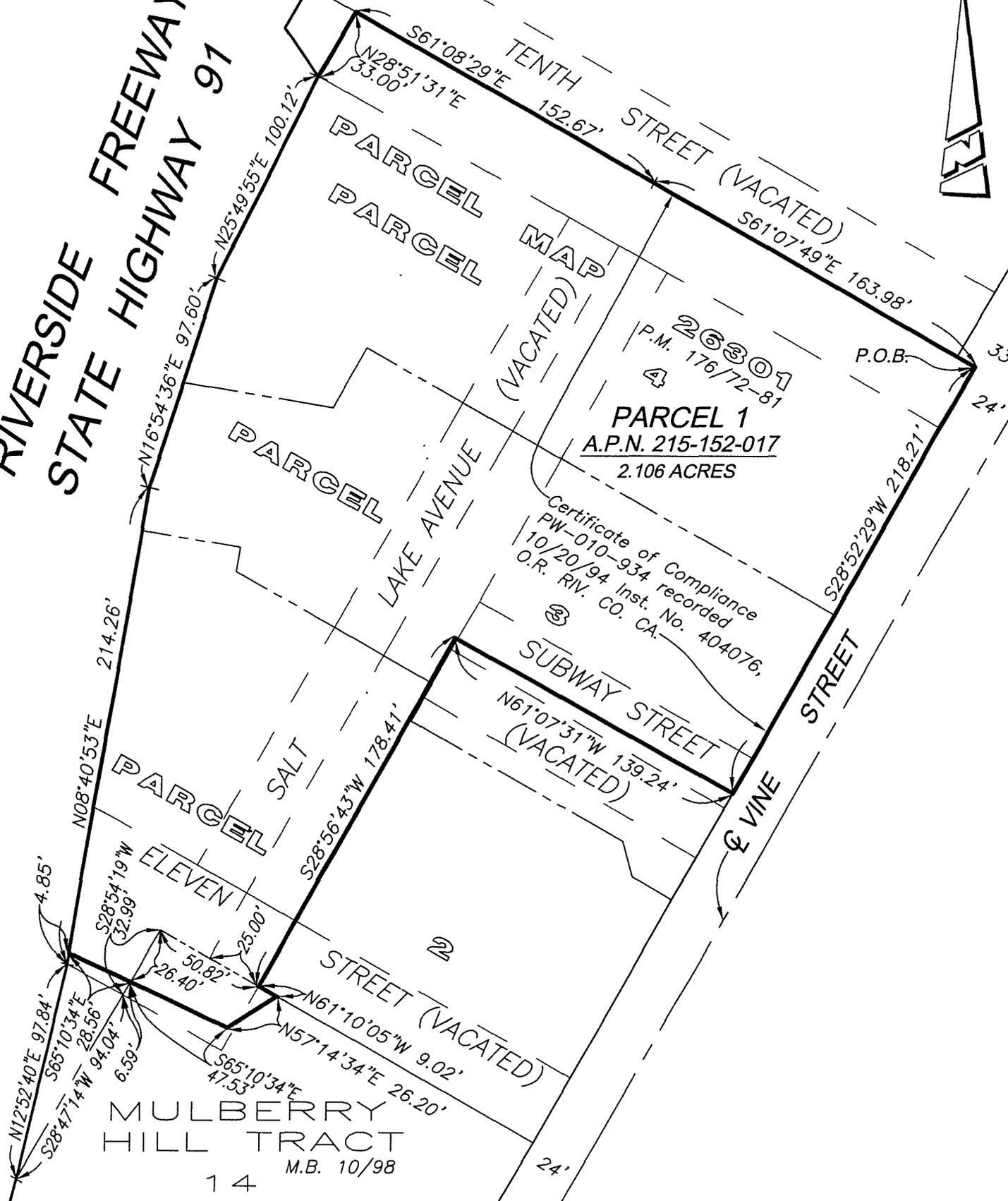
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Mark S. Brown, L.S. 5655
License Expires 9/30/11

 Date 10/21/09 Prep. E.V.



RIVERSIDE
STATE
FREIGHTWAY
HIGHWAY 91



• 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: EV DATE: 10/21/09

SUBJECT: 4015 VINE STREET

16427