

When recorded mail to:

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

DOC # 2014-0219485
06/16/2014 11:36A Fee:NC
Page 1 of 6
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

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Project:
APN: 210-130-029
Address: 1901 Massachusetts Avenue

D - 17046

GRANT DEED

The CITY OF RIVERSIDE AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, a public body, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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 June 11, 2014

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

By: Scott C. Barber
Scott C. Barber, City Manager
acting on behalf of the Successor Agency

Attest: Colleen J. Nicol
Colleen J. Nicol, City Clerk

APPROVED AS TO FORM

BY: [Signature]
Successor Agency General Counsel

State of California
County of Riverside } ss

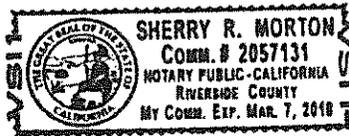
On June 11, 2014, before me, Sherry R. Morton,
notary public, personally appeared, Scott C. Barber and Colleen J. Nicol

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.

[Signature]
Notary Signature



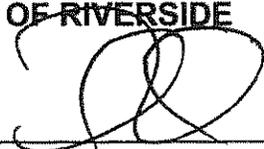
2014-0219485
06/16/2014 11:36A
2 of 6

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

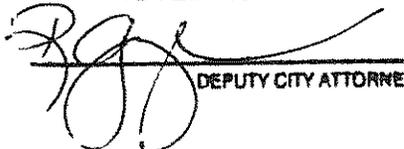
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 6-10-2014

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

APPROVED AS TO FORM


DEPUTY CITY ATTORNEY



2014-0219485
06/16/2014 11:36A
3 of 6

EXHIBIT "A"

APN: 210-130-029
FEE SIMPLE INTEREST

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

That portion of the East one-half of the Southeast one-quarter of the Northwest one-quarter of the Northeast one-quarter of Section 24, Township 2 South, Range 5 West, S.B.M. described as follows:

Commencing at the Southeasterly corner of Parcel 6 of Parcel Map No. 22083, as shown by map on file in Book 155 of Parcel Maps at Pages 36 and 37 thereof, Records of Riverside County, California;

Thence S.00°05'52"E. along the Southerly prolongation of the Easterly line of said Parcel 6, a distance of 2.00 feet to a line that is parallel with and distant 40.00 feet Northerly, as measured at right angles, from the monument centerline of Massachusetts Avenue, as shown by said Parcel Map 22083, said parallel line also being the Northerly line of that certain parcel of land described in Grant Deed to the City of Riverside by document recorded August 19, 1959, in Book 2531, Page 400, et seq., of Official Records of said Riverside County;

Thence N.89°20'50"E. along said parallel line, a distance of 128.03 feet to the Southeast corner of that certain parcel of land described in Grant Deed to the City of Riverside by document recorded January 25, 2010 as Document No. 29117, Official Records of Riverside County, California, being the Point of Beginning of the parcel of land to be described;

Thence N.02°14'17"W. along the Easterly line of said parcel of land described in Grant Deed to the City of Riverside by document recorded January 25, 2010, a distance of 218.09 feet to the Northerly line of said parcel of land described in Grant Deed to the City of Riverside by document recorded January 25, 2010;

Thence S.86°52'50"W. along said Northerly line, a distance of 120.05 feet to the Easterly line of Parcel 5 of said Parcel Map No. 22083;

Thence N.00°05'52"W. along said Easterly line, a distance of 6.93 feet to the Northeast corner of said Parcel 5, said corner also being the most Easterly corner of Parcel 4 of said Parcel Map No. 22083;

Thence N.37°33'16"W. along the Northeasterly line of said Parcel 4, a distance of 273.50 feet to the most Northerly corner of said Parcel 4, said corner being on the Westerly line of the East one-half of the Southeast one-quarter of the Northwest one-quarter of the Northeast one-quarter of said Section 24;



2014-0219485
06/16/2014 11:36A
4 of 6

Thence N.00°05'52"W. along said Westerly line, a distance of 184.89 feet to the Northerly line of the East one-half of the Southeast one-quarter of the Northwest one-quarter of the Northeast one-quarter of said Section 24;

Thence N.89°31'45"E. along said Northerly line, a distance of 332.79 feet to the Easterly line of the East one-half of the Southeast one-quarter of the Northwest one-quarter of the Northeast one-quarter of said Section 24;

Thence S.00°01'42"W. along said Easterly line, a distance of 622.35 feet to a line that is parallel with and distant 40.00 feet Northerly, as measured at right angles, from the monument centerline of Massachusetts Avenue, as shown by said Parcel Map 22083;

Thence S.89°20'50"W. along said parallel line, a distance of 37.06 feet to the point of beginning.

The above described parcel of land contains 2.879 acres, more or less.

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

 5/27/14 Prep. E.V.
Curtis C. Stephens, L.S. 7519 Date



2014-0219495
06/16/2014 11:36A
5 of 6

D-17046

W'ly line of East 1/2,
S.E. 1/4, N.W. 1/4,
N.E. 1/4, Sec. 24.

N'ly line of East 1/2, S.E. 1/4,
N.W. 1/4, N.E. 1/4, Sec. 24.

N89°31'45"E 332.79'

N00°05'52"W 184.89'

Por. E. 1/2, S.E. 1/4, N.W. 1/4,
N.E. 1/4, Sec. 24, T. 2 S., R. 5 W.,
S.B.M.

E'ly line of East 1/2, S.E. 1/4,
N.W. 1/4, N.E. 1/4, Sec. 24.

APN: 210-130-029

AREA
2.879 ACRES +/-

R.S. 92/22

N37°33'16"W
273.50'

PAR. 4

PARCEL MAP
PAR. 3

NO. 22083
P.M. 155/36-37

N00°05'52"W
6.93'

S00°01'42"W
622.35'

R.S. 111/84

PAR. 2

PAR. 5

120.05'
S86°52'50"W

Conveyed to the City of
Riverside, rec. 1/25/2010
Riv. Co., Co.
Doc. No. 29117, O.R.

HULEN PLACE
(PRIVATE STREET)

PAR. 7

PAR. 1

PAR. 6

N02°14'17"W
218.09'

P.O.C.

P.O.B.

S00°05'52"E
2.00'
N89°20'50"E
128.03'

S89°20'50"W
37.06'

42'

42'

40'

40'

33'

☪ MASSACHUSETTS AVENUE

• CITY OF RIVERSIDE, CALIFORNIA • D-17046

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: EV DATE: 5/20/14

SUBJECT: 1901 MASSACHUSETTS AVENUE

2014-0219485
06/16/2014 11:36A
6 of 6

