

Recording Requested By
CHICAGO TITLE COMPANY

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

DOC # 2011-0257236

06/10/2011 10:51A Fee:NC

Page 1 of 5

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

910092437-K26

APNs: 146-220-006 and 146-220-008
Address: 11134-11144 Pierce Street

TRA 009-175

D - 16671



GRANT DEED

LA SIERRA UNIVERSITY, a California Corporation formerly known as La Sierra College, 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.

LA SIERRA UNIVERSITY, a California Corporation formerly known as La Sierra College

Dated: May 24, 2011.

By:
David Geriguis

By: _____

ACKNOWLEDGEMENT

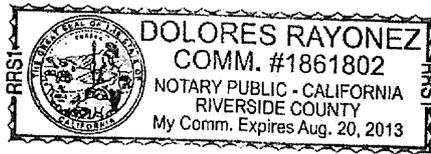
State of California
County of Riverside } ss

On May 24, 2011, before me Dolores Rayonez, Notary Public
personally appeared David Geriguis
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.

Dolores Rayonez
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 06, 2005 and the grantee
consents to recordation thereof by its duly authorized officer.

Dated: 6-2-11

CITY OF RIVERSIDE

By: Wendy J. Holland
Real Property Manager

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

APN: 146-220-006 & 008
FEE SIMPLE INTEREST

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

Parcel 1

Lot 7 in Block 57 of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7 of Maps at Page 66 thereof, Records of Riverside County, California;

EXCEPTING THEREFROM that portion thereof as conveyed to Riverside County by Deed recorded April 1, 1952 in Book 1355, Page 541, Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion thereof lying Northeasterly of the Southwesterly line of that certain parcel of land as conveyed to W.K. Newby and Lois W. Newby, husband and wife, as joint tenants, by Grant Deed recorded June 26, 1957 in Book 2109, Page 346, Official Records of Riverside County, California, and the Northwesterly and Southeasterly prolongations thereof;

ALSO EXCEPTING THEREFROM that portion thereof as conveyed to the City of Riverside by Grant Deed recorded October 15, 1976 as instrument no. 156820, Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion lying within Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California;

ALSO EXCEPTING THEREFROM all that portion of Lot 7 in Block 57 of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7 of Maps at Page 66 thereof, Records of Riverside County, California, described as follows:

Commencing at the centerline intersection of Pierce Street (formerly Pierce Place -- Lot "I") and La Sierra Avenue (Lot "T") as shown on said map of Tract No. 2 of La Sierra Heights;

Thence S.60°37'00"W. along the centerline of said Pierce Street, a distance of 385.05 feet to the Northwesterly prolongation of the Southwesterly line of the Northeasterly 325.00 feet of said Lot 7;

Thence S.30°51'15"E. along said Southwesterly line and its Northwesterly prolongation, a distance of 50.02 feet to a point on the Southeasterly line of Pierce Street as it now exist, said point being the Point of Beginning of the parcel of land to be described;

Thence continuing S.30°51'15"E. along the Southwesterly line of the Northeasterly 325.00 feet of said Lot 7, a distance of 200.00 feet;

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Thence S.60°27'00"W. and parallel with the Southeasterly line of said Pierce Street as it now exists, a distance of 95.00 feet;

Thence N.30°51'15"W., a distance of 200.00 feet to the Southeasterly line of Pierce Street as it now exists;

Thence N.60°37'00"E. along the Southeasterly line of said Pierce Street as it now exists, a distance of 95.00 feet to the point of beginning.

Parcel 2

Lot 7 in Block 57 of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7 of Maps at Page 66 thereof, Records of Riverside County, California, described as follows:

Commencing at the centerline intersection of Pierce Street (formerly Pierce Place-Lot "I") and La Sierra Avenue (Lot "T") as shown on said map of Tract No. 2 of La Sierra Heights;

Thence S.60°37'00"W. along the centerline of said Pierce Street, a distance of 385.05 feet to the Northwesterly prolongation of the Southwesterly line of the Northeasterly 325.00 feet of said Lot 7;

Thence S.30°51'15"E. along said Southwesterly line and its Northwesterly prolongation, a distance of 50.02 feet to a point on the Southeasterly line of Pierce Street as it now exists, said point being the Point of Beginning of the parcel of land to be described;

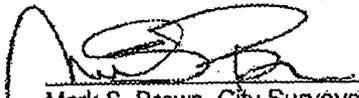
Thence continuing S.30°51'15"E. along the southwesterly line of the Northeasterly 325.00 feet of said Lot 7, a distance of 200.00 feet;

Thence S.60°27'00"W. and parallel with the Southeasterly line of said Pierce Street as it now exists, a distance of 95.00 feet;

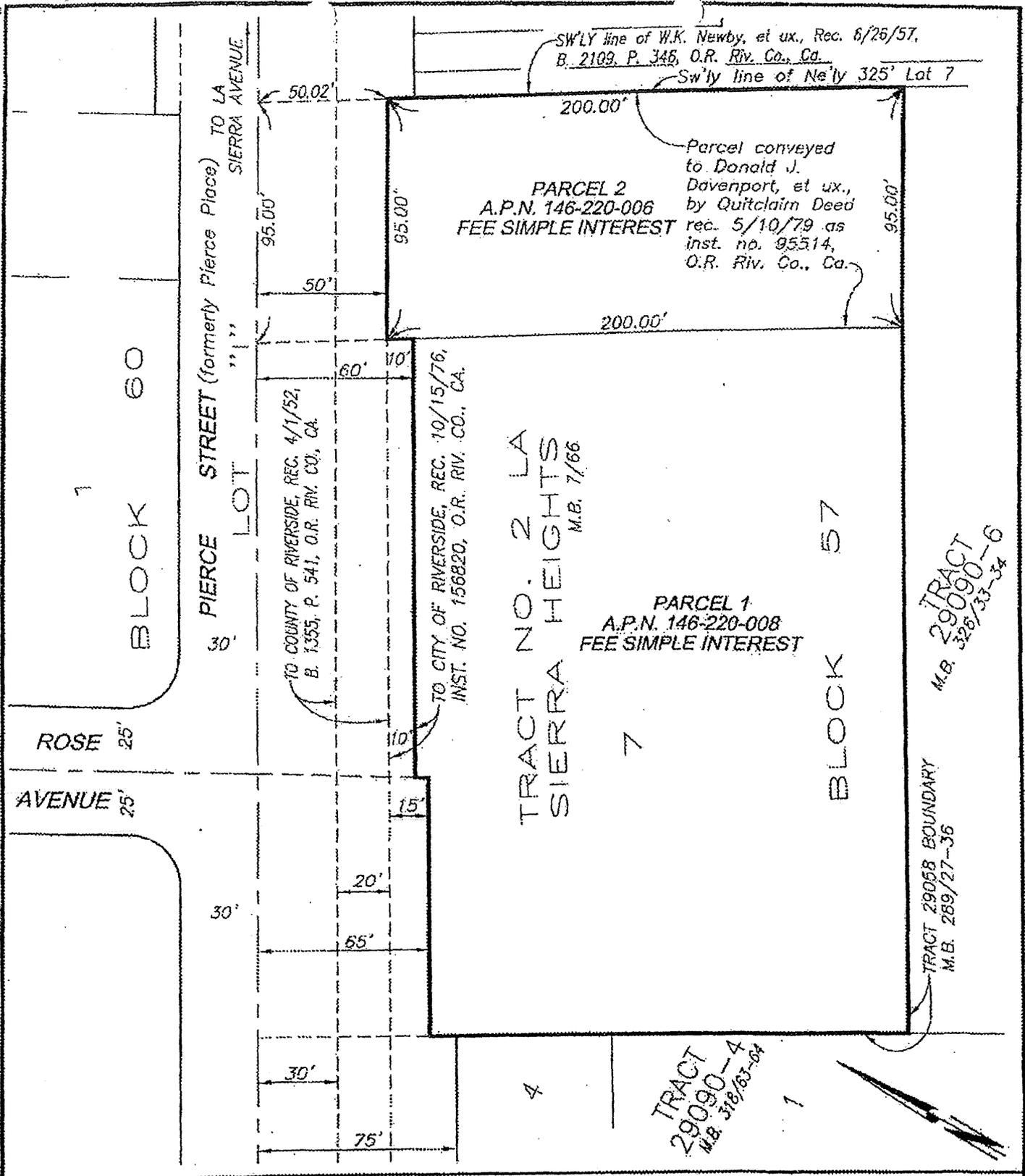
Thence N.30°51'15"W., a distance of 200.00 feet to the Southeasterly line of Pierce Street as it now exists;

Thence N.60°37'00"E. along the Southeasterly line of said Pierce Street as it now exists, a distance of 95.00 feet to the point of beginning.

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

 2/10/2011 Date Prep. EV
Mark S. Brown, City Surveyor Date
L.S. 5655 License Expires 9/30/11





• 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

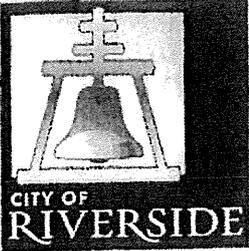
SCALE: 1"=50'

DRAWN BY: EV

DATE: 2/8/11

SUBJECT: APN 146-220-006 & 008

16671



MEMORANDUM

REAL PROPERTY SERVICES
DEVELOPMENT DEPARTMENT

RECEIVED

JUL - 7 2011

City of Riverside
City Clerk's Office

DATE: JULY 6, 2011
TO: COLLEEN NICOL, CITY CLERK
FROM: ANGELA HILL, REAL PROPERTY ASSISTANT *AH*
RE: DOCUMENT FILING - TITLE INSURANCE FOR 11134 and 11144 PIERCE
STREET PROJECT, APN 146-220-006 AND 146-220-008

D-16671

Attached is an original Policy of Title Insurance, issued by Lawyers Title Insurance Corporation dated June 10, 2011 that references Policy No. 910092437-K26. Please file it with the Grant Deed from La Sierra University, recorded June 10, 2011 as Instrument number 2011-0257236.

If you have any questions, please call me at x5330.

Attachments

16671



Chicago Title Company

D- 16671

POLICY OF TITLE INSURANCE

RECEIVED

JUN 29 2011

DEVELOPMENT DEPARTMENT

RECEIVED

JUN 27 2011

City of Riverside
City Clerk's Office

ATTN: CITY OF RIVERSIDE
CITY CLERK
3900 MAIN STREET
RIVERSIDE, CA 92522

OUR ORDER NO.: 910092437-K26

ATTACHED IS YOUR POLICY OF TITLE INSURANCE, PER YOUR INSTRUCTIONS.

16671

POLICY OF TITLE INSURANCE

SCHEDULE A

Amount of Insurance: \$ 1,025,000.00
Premium: \$ 2,863.80
Date of Policy: June 10, 2011 at 8:00 am

1. Name of Insured:

City of Riverside, a California charter city and municipal corporation

2. The estate or interest in the land which is covered by this policy is:

A Fee

3. Title to the estate or interest in the land is vested in:

City of Riverside, a California charter city and municipal corporation

4. The land referred to in this policy is described on the attached exhibit.

Countersigned by:



Authorized Signatory

SCHEDULE A
(continued)

EXHIBIT "A"

PARCEL 1: (APN: 146-220-008)

LOT 7 IN BLOCK 57 OF TRACT NO. 2 OF LA SIERRA HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS, AT PAGE 66 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO RIVERSIDE COUNTY BY DEED RECORDED APRIL 1, 1952 IN BOOK 1355, PAGE 541, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO W.K. NEWBY AND LOIS W. NEWBY, HUSBAND AND WIFE, AS JOINT TENANTS, BY GRANT DEED RECORDED JUNE 26, 1957 IN BOOK 2109, PAGE 346, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE NORTHWESTERLY AND SOUTHEASTERLY PROLONGATIONS THEREOF;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED OCTOBER 15, 1976 AS INSTRUMENT NO. 156820, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN TRACT 29058, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 289 OF MAPS, PAGES 27 TO 36, INCLUSIVE, RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF LOT 7, BLOCK 57 OF TRACT NO. 2 OF LA SIERRA HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 7, OF MAPS AT PAGE 66 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER LINE INTERSECTION OF PIERCE PLACE (LOT 1) AND LA SIERRA BOULEVARD (LOT T) AS SHOWN ON SAID MAP OF TRACT NO. 2 OF LA SIERRA HEIGHTS;

THENCE S. 60° 37' W. ALONG THE CENTER LINE OF SAID PIERCE PLACE, A DISTANCE OF 385.05 FEET TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 325.00 FEET OF SAID LOT 7;

THENCE S. 30° 51' 15" E. ALONG SAID SOUTHWESTERLY LINE AND ITS NORTHWESTERLY PROLONGATION, A DISTANCE OF 50.02 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF PIERCE PLACE AS IT NOW EXISTS; SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED:

THENCE CONTINUING S. 30° 51' 15" E. ALONG THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 325.00 FEET OF SAID LOT 7, A DISTANCE OF 200.00 FEET;

THENCE S. 60° 27' W. AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID PIERCE PLACE AS IT NOW EXISTS, A DISTANCE OF 95.00 FEET;

SCHEDULE A
(continued)

THENCE NO. 30° 51' 15" W. A DISTANCE OF 200.00 FEET TO THE SOUTHEASTERLY LINE OF PIERCE PLACE AS IT NOW EXISTS;

THENCE N. 60° 37' E. ALONG THE SOUTHEASTERLY LINE OF SAID PIERCE PLACE AS IT NOW EXISTS, A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (APN: 146-220-006)

ALL THAT PORTION OF LOT 7, BLOCK 57 OF TRACT NO. 2 OF LA SIERRA HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 7, OF MAPS AT PAGE 66 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER LINE INTERSECTION OF PIERCE PLACE (LOT 1) AND LA SIERRA BOULEVARD (LOT T) AS SHOWN ON SAID MAP OF TRACT NO. 2 OF LA SIERRA HEIGHTS;

THENCE S. 60° 37' W. ALONG THE CENTER LINE OF SAID PIERCE PLACE, A DISTANCE OF 385.05 FEET TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 325.00 FEET OF SAID LOT 7;

THENCE S. 30° 51' 15" E. ALONG SAID SOUTHWESTERLY LINE AND ITS NORTHWESTERLY PROLONGATION, A DISTANCE OF 50.02 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF PIERCE PLACE AS IT NOW EXISTS; SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED:

THENCE CONTINUING S. 30° 51' 15" E. ALONG THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 325.00 FEET OF SAID LOT 7, A DISTANCE OF 200.00 FEET;

THENCE S. 60° 27' W. AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID PIERCE PLACE AS IT NOW EXISTS, A DISTANCE OF 95.00 FEET;

THENCE NO. 30° 51' 15" W. A DISTANCE OF 200.00 FEET TO THE SOUTHEASTERLY LINE OF PIERCE PLACE AS IT NOW EXISTS;

THENCE N. 60° 37' E. ALONG THE SOUTHEASTERLY LINE OF SAID PIERCE PLACE AS IT NOW EXISTS, A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING.

Assessor's Parcel Numbers: 146-220-006-1 and 008-3

SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

PART I

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

PART II

- A. Property taxes, including any assessments collected with taxes, for the fiscal year 2011 - 2012 that are a lien not yet due.
- B. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Part 0.5, Chapter 3.5 or Part 2, Chapter 3, Articles 3 and 4 respectively (commencing with Section 75) of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A; or as a result of changes in ownership or new construction occurring prior to date of policy.
 1. Water rights, claims or title to water, whether or not disclosed by the public records.

SCHEDULE B
(continued)

2. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
(No representation is made as to the present ownership of said easement)

In Favor of: La Sierra Heights Water Company
Purpose: Water ditches, canals, pipelines, flumes and conduits
Recorded: May 17, 1911 in Book 327, Page 227, of Deeds
Affects: That portion of said land as described in the document attached hereto.

3. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
(No representation is made as to the present ownership of said easement)

In Favor of: Twin Buttes Water Company
Purpose: Water ditches, canals, pipelines, flumes and conduits
Recorded: August 11, 1919 in Book 508, Page 101, of Deeds
Affects: That portion of said land as described in the document attached hereto.

4. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
(No representation is made as to the present ownership of said easement)

In Favor of: Citizens Domestic Water Company
Purpose: Pipe or lines of pipes
Recorded: March 18, 1926 in Book 663, Page 591, of Deeds
Affects: That portion of said land as described in the document attached hereto.

5. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
(No representation is made as to the present ownership of said easement)

In Favor of: Southern California Edison Company
Purpose: Poles
Recorded: October 9, 1957 in Book 2160, Page 299, of Official Records
Affects: That portion of said land as described in the document attached hereto.

6. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
(No representation is made as to the present ownership of said easement)

In Favor of: La Sierra Community Services District
Purpose: Pipeline
Recorded: December 22, 1961 as Instrument No. 110239, of Official Records
Affects: That portion of said land as described in the document attached hereto.

SCHEDULE B
(continued)

7. An easement for the purpose shown below and rights incidental thereto as set forth in a document. (No representation is made as to the present ownership of said easement)

In Favor of: City of Riverside
Purpose: Public utility facilities
Recorded: November 24, 1967 as Instrument No. 103434, of Official Records
Affects: That portion of said land as described in the document attached hereto.

8. An easement for the purpose shown below and rights incidental thereto as set forth in a document. (No representation is made as to the present ownership of said easement)

In Favor of: City of Riverside
Purpose: Public utilities
Recorded: September 15, 1995 as Instrument No. 305176, of Official Records
Affects: That portion of said land as described in the document attached hereto.

9. A pending Court Action as disclosed by a recorded notice.

Defendant: La Sierra University fka La Sierra College, et al.
Plaintiff: City of Riverside, a California charter city and municipal corporation
Nature of Action: Condemnation
Case No.: RIC542584
Recorded: January 5, 2010 as Instrument No. 10-1939, of Official Records

Reference is hereby made to said document for full particulars.

10. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said land that is satisfactory to this Company, and/or by inquiry of the parties in possession thereof.

This office must be notified at least 7 business days prior to the scheduled closing in order to arrange for an inspection of the land; upon completion of this inspection you will be notified of the removal of specific coverage exceptions and/or additional exceptions to coverage.

11. An easement for the purpose shown below and rights incidental thereto as set forth in a document. (No representation is made as to the present ownership of said easement)

In Favor of: The City of Riverside, a municipal corporation
Purpose: Street and highway
Recorded: December 17, 2010 as Instrument No. 2010-0606649 of Official Records
Affects: That portion of said land as described in the document attached hereto.

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SCHEDULE B
(continued)

- 12. A document entitled "Right of Entry and Temporary Construction Agreement", executed by La Sierra University, a California corporation, in favor of the City of Riverside , subject to all the terms, provision(s) and conditions therein contained, recorded December 17, 2010 as Instrument No. 2010-0606650 of Official Records.

Reference is hereby made to said document for full particulars.

- 13. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$1,275,000.00
 Dated: March 1, 2011
 Trustor: The Redevelopment Agency of the City of Riverside, a public body, corporate and politic
 Trustee: The City of Riverside, a California charter city and municipal corporation
 Beneficiary: The City of Riverside, a California charter city and municipal corporation
 Recorded: March 17, 2011 as Instrument No. 2011-0121528 of Official Records.

NOTE: As of the date of said deed of trust, the trustor had no record interest in said land, nor have they since acquired any.

- 14. An unrecorded lease with certain terms, covenants, conditions and provisions as set forth therein as disclosed in writing to this Company.

Lessor: La Sierra University
 Lessee: Joe's Lawnmower Shop

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

Affects: Parcel 1

An "Assignment and Assumption of Leases" recorded June 10, 2011 as Instrument No. 2011-257237, of Official Records.

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SCHEDULE B
(continued)

15. An unrecorded lease with certain terms, covenants, conditions and provisions as set forth therein as disclosed in writing to this Company.

Lessor: La Sierra University
Lessee: United States Postal Service

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

Affects: Parcel 2

An "Assignment and Assumption of Leases" recorded June 10, 2011 as Instrument No. 2011-257237, of Official Records.

END OF SCHEDULE B