

When recorded mail to:

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

DOC # 2014-0377742

10/03/2014 10:29A Fee:NC

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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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Project: Five Points  
Lot Merger - P14-0709  
Por. A.P.N's: 146-220-008 & 039  
Address: 11144 Pierce Street

**D - 17085**



GRANT DEED

The CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 September 25, 2014

CITY OF RIVERSIDE, a California charter city and municipal corporation

By *Deanna Lorson*  
Deanna Lorson, Assistant City Manager for  
Scott C. Barber, City Manager

**APPROVED AS TO FORM**  
*[Signature]*  
**SUPERVISING DEPUTY CITY ATTORNEY**

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



State of California  
County of Riverside } ss

On September 25, 2014, before me, Lorena Verdusco, Notary Public,  
notary public, personally appeared, Deanna Lorson

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.

Lorena Verdusco  
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 September 16, 2014

CITY OF RIVERSIDE

By [Signature]  
David Welch  
Real Property Services Manager

APPROVED AS TO FORM  
[Signature]  
SUPERVISING DEPUTY CITY ATTORNEY

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

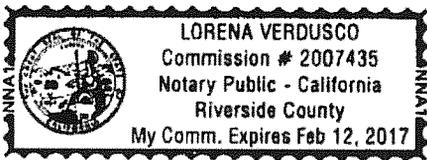
State of California

County of Riverside

On September 29, 2014 before me, Lorena Verdusco, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared 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 the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Grant Deed For APNs: 146-220-008 & 039

Document Date: September 25, 2014 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

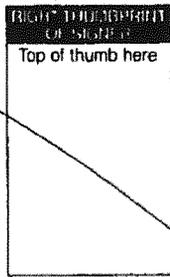
**Capacity(ies) Claimed by Signer(s)**

- Signer's Name: \_\_\_\_\_
- Individual
  - Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

- Signer's Name: \_\_\_\_\_
- Individual
  - Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_



**EXHIBIT "A"**

POR. APN: 146-220-008 & 039

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

**Parcel "A"**

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 document 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 document 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 document 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** that portion lying Northwesterly of a line parallel with and distant 65.00 feet Southeasterly, measured at right angle from the centerline of Pierce Street (formerly Pierce Place) as shown on La Sierra Academy Tract No. 1 by map on file in Book 13 of Maps, at Page 73 thereof, Records of Riverside County, California;

**RESERVING THEREFROM** a permanent easement for the construction, maintenance, repair and replacement of a sewer pipeline together with the right of ingress and egress in connection therewith, more particularly described by document recorded December 22, 1961 as Instrument No. 110239, Official Records of Riverside County, California, said easement being over the Southeasterly 15.00 feet of the hereinabove described parcel of land, and described in said document as follows:

A portion of Lot 7, Block 57 of Tract No. 2 of La Sierra Heights as shown by map on file in Book 7, Page 66 of Maps, Records of Riverside County, California, being more particularly described by metes and bounds as follows:

Commencing at the intersection of the centerlines of Pierce Place (Lot I) and La Sierra Boulevard (Lot T) as shown on said map of Tract No. 2 of La Sierra Heights;



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Thence S.60°37'W. along said centerline of Pierce Place, a distance of 385.05 feet to its intersection with the northwesterly prolongation of the southwesterly line of the northeasterly 325.00 feet of said Lot 7;

Thence S.30°52'15"E. (formerly recorded as S.30°51'E.) along said northwesterly prolongation and along said southwesterly line, a distance of 235.02 feet to a point thereon, said point being on the present boundary of the La Sierra Community Services District, said point also being the true point of beginning of the parcel of land to be described;

Thence continuing S.30°52'15"E. (formerly recorded as S.30°51'E.) along said southwesterly line, a distance of 15.00 feet;

Thence S.60°37'W. parallel with the southeasterly line of said Pierce Place, a distance of 375.14 feet;

Thence N.29°23'W., a distance of 15.00 feet;

Thence N.60°37'E., a distance of 374.77 feet to the point of beginning;

**ALSO RESERVING THEREFROM** an easement and right of way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement and removal of public utility facilities together with all necessary appurtenances, in, under, upon, over, and along that certain real property, more particularly described by document recorded November 24, 1967 as Instrument No. 103434, Official Records of Riverside County, California, and described in said document as follows:

A strip of land 5.00 feet in width over 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 centerline intersection of Pierce Place (Lot I) 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 centerline of said Pierce Place, a distance of 628.66 feet to the true point of beginning;

Thence S.27°25'30"E., a distance of 100.00 feet;

Excepting therefrom that portion within Pierce Street (formerly Pierce Place);

**ALSO RESERVING THEREFROM** an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of electrical energy distribution facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property, more particularly described by document recorded September 15, 1995 as Instrument No. 305176, Official Records of Riverside County, California, and described in said document as follows:

A strip of land 10.00 feet in width in that portion of Lots 1, 3, 5 and 7 in Block 57 of La Sierra Heights Tract No. 2 as shown by map on file in Book 7, Page 66 of Maps, Records of Riverside County, California, the northeasterly line of said 10.00 foot wide strip being described as follows:

Commencing at the intersection of the southeasterly line of Pierce Street (Lot I) with the southwesterly line of La Sierra Avenue (formerly Holden Avenue) (Lot T) as shown by said map of La Sierra Heights No. 2;

Thence southwesterly, along said southeasterly line of Pierce Street, 325.05 feet to the True Point of Beginning; said point being hereinafter referred to as Point "A";

Thence southeasterly, in a direct line, 1547.00 feet, more or less, to a point in the southeasterly line of said Lot 1 in Block 57; said point being distant thereon, 325.20 feet southwesterly from the most easterly corner of said Lot 1; said point being the END of this line description.

The above described parcel of land contains 1.582 acres, 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 9/05/14 Prep. E.V.  
Curtis C. Stephens, L.S. 7519 Date



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D-17085



- A** TO COUNTY OF RIVERSIDE, REC. 4/1/52,  
B. 1355, P. 541, O.R. RIV. CO., CA.
- B** TO CITY OF RIVERSIDE, REC. 10/15/76,  
INST. NO. 156820, O.R. RIV. CO., CA.
- C** EASEMENT RESERVED TO CITY OF RIVERSIDE,  
SUCCESSOR IN INTEREST TO LA SIERRA  
COMMUNITY SERVICES DISTRICT FOR SEWER  
PURPOSES AND FURTHER DESCRIBED IN  
DOCUMENT REC. 12/22/61, INST. NO. 110239,  
O.R. RIV. CO., CA.
- D** EASEMENT RESERVED TO CITY OF RIVERSIDE,  
FOR PUBLIC UTILITY FACILITIES AND FURTHER  
DESCRIBED IN DOCUMENT REC. 11/24/67,  
INST. NO. 103434, O.R. RIV. CO., CA.
- E** EASEMENT RESERVED TO CITY OF RIVERSIDE,  
FOR ELECTRICAL ENERGY DISTRIBUTION  
FACILITIES AND FURTHER DESCRIBED IN  
DOCUMENT REC. 9/15/95, INST. NO. 305176,  
O.R. RIV. CO., CA.
- F** GRANT OF EASEMENT TO CITY OF RIVERSIDE,  
FOR PUBLIC STREET AND HIGHWAY PURPOSES  
REC. 12/17/2010, DOC. NO. 2010-0606649,  
O.R. RIV. CO., CA.
- G** PARCEL RESERVED FOR PUBLIC STREET &  
PUBLIC UTILITY PURPOSES.



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● CITY OF RIVERSIDE, CALIFORNIA ● D-17085

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 2 OF 2**

SCALE: 1"=50'

DRAWN BY: EV

DATE: 8/19/14

SUBJECT: POR. APN 146-220-006 & 008