

When recorded mail to:

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

DOC # 2014-0377740
10/03/2014

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Larry W Ward
County of Riverside
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)

FOR RECORDER'S OFFICE USE ONLY

Project: Imperial Hardware
P14-0748 - COC
A.P.N's . 213-271-005, 006 & 007

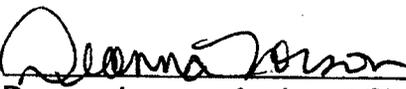
D - 17086

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.

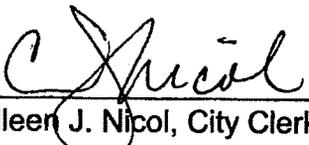
Dated September 25, 2014

CITY OF RIVERSIDE, a California charter city
and municipal corporation

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

APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY

Attest 
Colleen J. Nicol, City Clerk

State of California

County of Riverside }

ss

On September 25, 2014, before me, Lorena Verduco, 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 Verduco
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 18, 2014

CITY OF RIVERSIDE

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

By [Signature]
David Welch
Real Property Services Manager

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside }

On September 29, 2014 before me, Lorena Verduco, 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 Verduco
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 - APNs: 213-271-005, 006, & 007

Document Date: September 25, 2014 Number of Pages: _____

Signer(s) Other Than Named Above: _____

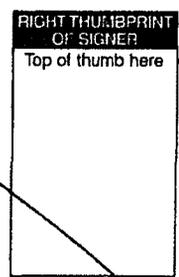
Capacity(ies) Claimed by Signer(s)

- 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: _____

D-17086

EXHIBIT "A"

A.P.N's. 213-271-005, 006 & 007

PARCEL 1

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

That portion of Block 7, Range 6, of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, Records of San Bernardino County, California, described as follows:

BEGINNING at the Southwesterly corner of said Block 7;

THENCE Northerly along the Easterly Line of Main Street, a distance of 180.50 feet to the centerline of a 16 inch Party Wall as described in a deed recorded December 18, 2012 as Document No. 2012-0614016 of Official Records of Riverside County, California;

THENCE Easterly and Parallel with the Northerly Line of University Avenue (formerly Eighth Street), a distance of 150 feet to the Westerly Line of a 15 foot Alley;

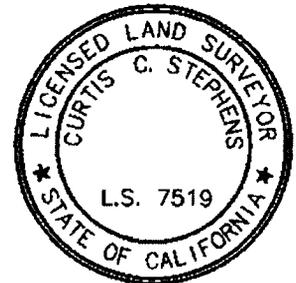
THENCE Southerly along the Westerly Line of said 15 foot Alley 180.50 feet to said Northerly Line of University Avenue;

THENCE Westerly along said Northerly Line of University Avenue to the **POINT OF BEGINNING**.

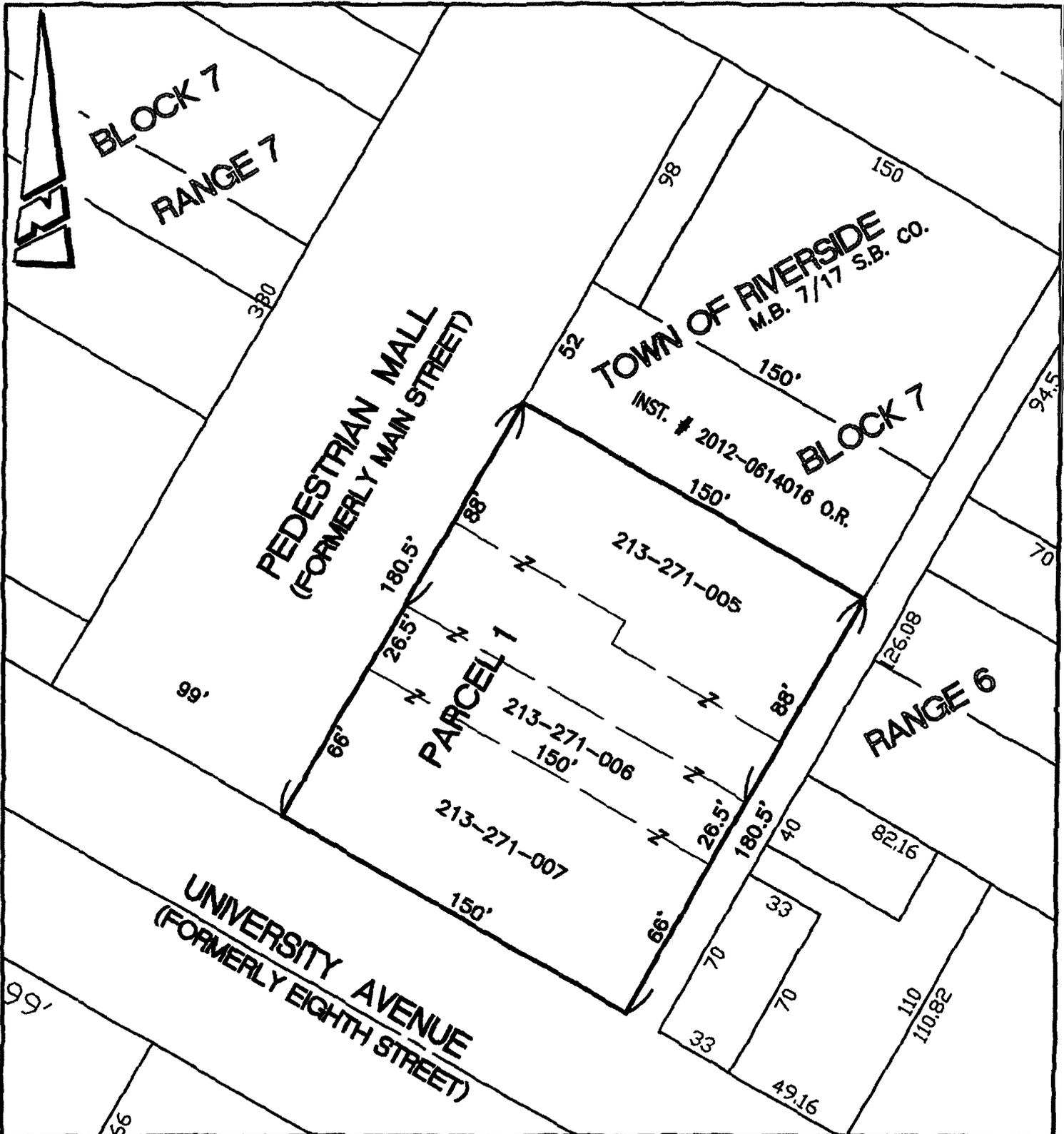
Area – 0.62 Ac.

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

Curtis C. Stephens 9/16/14 Prep. (Signature)
Curtis C. Stephens, L.S. 7519 Date



D-17086



• 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: CURT

DATE: 9/12/14

SUBJECT: IMPERIAL HARDWARE

D-17086