Recording Requested By:
First American Title Company
National Homebuilder Services
When recorded Than to:
Mail tak Statement to:

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

FREE RECORDING
This instrument is for the benefit
Of the City of Riverside and is
entitled to be recorded without

fee (Government Code §6103)

Project: 6th and Main Street

APN: 213-222-007 114-009-033

Address: 3615 - 3653 Main and 3700 Sixth

The Undersigned Grantor(s) declare(s) that Documentary Transfer Tax is \$2,904.00

DOC # 2017-0229680

06/08/2017 12:24 PM Fees: \$30.00 Page 1 of 6 Recorded in Official Records County of Riverside Peter Aldana Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by, LINDA #922

FOR RECORDER'S OFFICE USE ONLY

D X-

1780

\$ 5264545-29

X computed on full value of property conveyed **G R A N T D E E D** _X_ City of Riverside

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantor, does hereby grant to MISSION DISTRICT ASSOCIATES, LLC, a Delaware limited liability company, 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 7 . 2017

CITY OF RIVERSIDE, a California charter city and

municipal corporation

John A. Russo, City Manager

Attest: YOLUVH 7 YULON College

12 July

APPROVED AS TO FORM:

Mail Tax Statements To: SAME AS ABOVE

DX-1780

State of California County of Riverside State of California	A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.	
County of Riverside On June 7, 2017 before me, Lorena Verdusco, Notary Public Date Here Insert Name and Title of the Officer Personally appeared John A. Russo and Sherry Morton Name(s) of Signer(s) who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/en subscribed to the within instrument and acknowledged to me that he/she/fe(y) executed the same in his/her/fe() executed the instrument. I certify upon behalf of which the person(s) acted, executed 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 law of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. WITNESS my hand and official seal. Signature Signature of Notary Public Place Notary Seal Above OPTIONAL Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document. Description of Attached Document Title or Type of Document: Document Title or Type of Document: Number of Pages: Signer's Name: Capacity(les) Claimed by Signer(s) Signer's Name: Signer's Name: Corporate Officer—Title(s): Corporate Offi		
On June 7, 2017 before me, Lorena Verdusco, Notary Public Date Date John A. Russo and Sherry Morton Name(s) of Signer(s) who proved to me on the basis of satisfactory evidence to be the person® whose name® bis/mer subscribed to the within instrument and acknowledged to me that he/she/Mey executed the same in his/her/(hei) authorized capacity(e§), and that by his/her/(hei) beignature@Don the instrument the person® or the entity upon behalf of which the person® cated, executed the instrument the person® or the entity upon behalf of which the person® cated, executed the instrument the person® or the entity upon behalf of which the person® cated, executed the instrument the person® or the entity upon behalf of which the person® state of California that the foregoing paragraph is true and correct. Continue and correct. WITNESS my hand and official seal.	State of California)
Date personally appeared John A. Russo and Sherry Morton Name(s) of Signer(s) who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) Dis/ern subscribed to the within instrument and acknowledged to me that he/she//hey executed the same in his/her/(hei) authorized capacity(es), and that by his/her/(hei) signature(c) 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. WITNESS my hand and official seal. Signature Place Notary Seal Above OPTIONAL Though this section is optional, completing this information can deter alteration of the document or fraudulent reatrachment of this form to an unintended document. Description of Attached Document Title or Type of Document: Document Date: Capacity(les) Claimed by Signer(s) Signer's Name: Signer's Name: Gorporate Officer Title(s): Partner — Limited General Individual Attorney in Fact Individual Representing: Signer is Representing:	County of <u>Riverside</u>)
Date personally appeared John A. Russo and Sherry Morton Name(s) of Signer(s) who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) Dis/ern subscribed to the within instrument and acknowledged to me that he/she//hey executed the same in his/her/(hei) authorized capacity(es), and that by his/her/(hei) signature(c) 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. WITNESS my hand and official seal. Signature Place Notary Seal Above OPTIONAL Though this section is optional, completing this information can deter alteration of the document or fraudulent reatrachment of this form to an unintended document. Description of Attached Document Title or Type of Document: Document Date: Capacity(les) Claimed by Signer(s) Signer's Name: Signer's Name: Gorporate Officer Title(s): Partner — Limited General Individual Attorney in Fact Individual Representing: Signer is Representing:	On June 7 2017 hafara ma	Torena Verdusco Notary Public
John A. Russo and Sherry Morton Name(s) of Signer(s)		
who proved to me on the basis of satisfactory evidence to be the person® whose name® is/err subscribed to the within instrument and acknowledged to me that he/she/file) executed the same his/her/file) authorized capacity(e3), and that by his/her/file) bignature(s) on the firstrument the person® or the entity upon behalf of which the person® octed, executed the instrument. I certify under PENALTY OF PERJURY under the law of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. **UITNESS my hand and official seal.** **WITNESS my hand and offic	John A Russo a	and Sherry Morton
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of the State of California that the foregoing paragraph is true and correct. LORENA VERDUSCO Notary Public - California Riverside County Signature Sign	subscribed to the within instrument and ackn his/her/their authorized capacity(es), and that b	nowledged to me that he/she/they executed the same in by his/her/meinsignature should the instrument the person should be executed the instrument.
Notary Public - California Riverside County Commission # 2180024 My Comm Expires Feb 12, 2021 Place Notary Seal Above OPTIONAL Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document. Description of Attached Document Title or Type of Document: Document: Number of Pages: Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: Corporate Officer — Title(s): Partner — Limited General Individual Attorney in Fact Individual Attorney in Fact Other: Signer Is Representing: Signer Is Representing: Signer Is Representing:		of the State of California that the foregoing paragraph
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EXHIBIT "A" LEGAL DESCRIPTION

EXHIBIT "A"

A.P.N.: 213-222-007

Address: 3700 6th and 3615-3653 Main Street

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

Parcel 1

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

BEGINNING at the Northeast corner of said Block 6, Range 7;

Thence Southerly on the Westerly line of Main Street, a distance of 66 feet and 5 inches;

Thence at right angles Westerly and parallel with the Southerly line of Sixth Street, a distance of 157 and one-half feet to an alley;

Thence at right angles Northerly and parallel with the Westerly line of Main Street, a distance of 66 feet and 5 inches:

Thence at right angles, Easterly on the Southerly line of Sixth Street, a distance of 157 and one-half feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM the Northwesterly 5.00 feet of the above described parcel.

Parcel 2

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

BEGINNING on the Westerly line of Main Street, at a point 66 feet and 5 inches Southerly from the Northeasterly corner of said Block 6, Range 7;

Thence Southerly on the Westerly line of Main Street, a distance of 51 feet and 5 inches, more or less to a point which lies 213.00 feet North of the Southeast corner of said Block 6, Range 7;

Thence Westerly and parallel with the Southerly line of Sixth Street, a distance of 157 and one-half feet to an alley;

Thence Northerly and parallel with the Westerly line of Main Street, a distance of 51 feet and 5 inches, more or less, to a point which is 68 feet and 5 inches Southerly of the South line of Sixth Street, as measured parallel with the West line of Main Street;

213-222-007 legal.doc Page 1

Thence Easterly and parallel with the Southerly line of Sixth Street, a distance of 157 and one-half feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM the Northwesterty 5.00 feet of the above described parcel.

Parcel 3

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

COMMENCING at the Southeast corner of said Block 6, Range 7;

Thence Northerly on the Westerly line of Main Street, a distance of 150.00 feet to the true **POINT OF BEGINNING** of the parcel of land to be described;

Thence Northerly on said Westerly line, a distance of 63.00 feet;

Thence at right angles Westerly, a distance of 157 and one-half feet to an alley;

Thence Southerly along said alley, a distance of 63.00 feet;

Thence at right angles Easterly, a distance of 157 and one-half feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM the Northwesterly 5.00 feet of the above described parcel.

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

Curtis C. Stephens, L.S. 7519

Data

L.S. 7519

