

When recorded mail 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)

FOR RECORDER'S OFFICE USE ONLY

Dept.: P&R - Trail
Project: LL-GP-2021-12479
Por. APN: 249-130-053
Address: 900 Marlborough Avenue

D -

GRANT DEED

Turn 9, LLC, a California limited liability company, Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) 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.

Date: _____

Turn 9, LLC,
a California limited liability company

By: _____

By: Deanna Magnon

Print Name: _____

Print Name: Deanna Magnon

Title: _____

Title: managing member

ACKNOWLEDGMENT

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.

State of California

County of Riverside

} ss

On Nov. 10, 2021, before me, Crystal A. Sourapas,
notary public, personally appeared, DEANNA MAGNON

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.

Crystal A. Sourapas
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. 23439 of said City Council adopted May 14th, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

DATED _____

CITY OF RIVERSIDE

By: _____
David Welch
Community & Economic
Development Director

EXHIBIT "A"
LEGAL DESCRIPTION

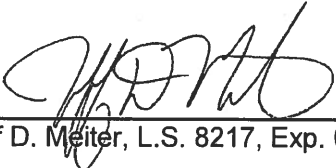
THAT PORTION OF PARCEL "A" OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P15-0992, RECORDED MAY 5, 2016 AS INSTRUMENT NO. 2016-0182603, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST POINT OF SAID PARCEL "A"; THENCE NORTH 43°04'00" WEST, 20.72 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL "A"; THENCE SOUTH 71°55'21" EAST, 38.78 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID PARCEL "A"; THENCE SOUTH 79°51'15" WEST, 21.15 FEET ALONG SAID SOUTHERLY LINE OF PARCEL "A" TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 184 SQUARE FEET, MORE OR LESS.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

THIS DESCRIPTION WAS PREPARED UNDER MY DIRECTION:



Jeff D. Meiter, L.S. 8217, Exp. 03-31-2023

11/09/2021

Date



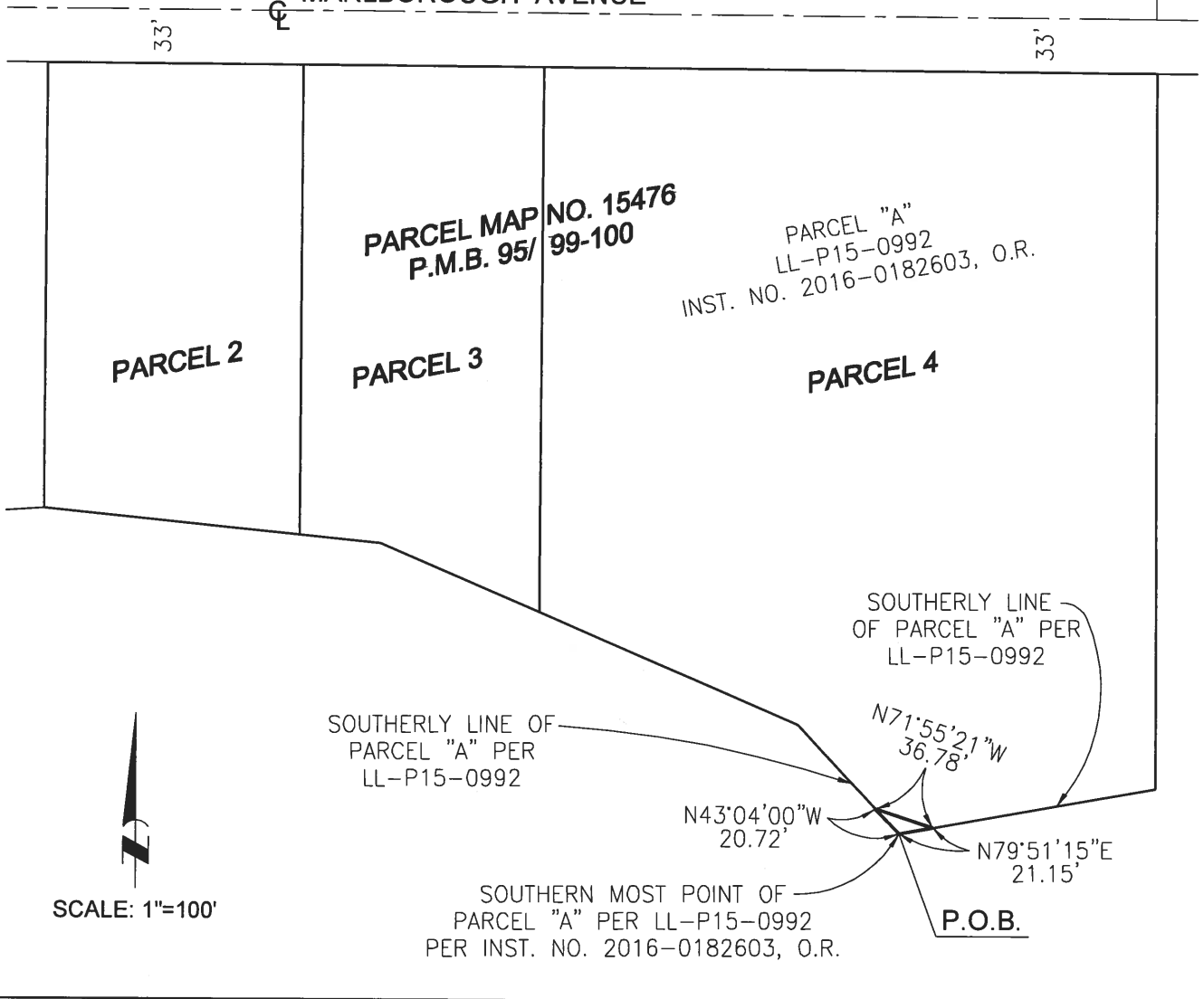
LEGEND:

- PROPERTY LINE
- - - STREET CENTERLINE
- 184 SQUARE FEET
AREA TO BE QUITCLAIMED
- P.O.B. POINT OF BEGINNING

SHEET 1 OF 1

NORTHGATE AVENUE

MARLBOROUGH AVENUE



VALUED
ENGINEERING, INC

CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
600 N. MOUNTAIN AVE, STE C102, UPLAND, CA 91786
PHONE: (909) 982-4601

PLAT TO ACCOMPANY
LEGAL DESCRIPTION