

RECORDING REQUESTED BY

First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:

Monica Sapien
4171 Ramona Drive
Riverside, CA 92506

Space Above This Line for Recorder's Use Only

GRANT DEED

A.P.N.: 217-181-014-7

T.R.A. No.009-000

File No.: RRI-3555896 (DD)

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$209.00; CITY TRANSFER TAX \$209.00;

[] computed on the consideration or full value of property conveyed, OR

[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,

[] unincorporated area; [] City of **Riverside**, and

DX - 1525

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Housing Authority of the City of Riverside

hereby GRANTS to

Monica Sapien

the following described property in the City of **Riverside**, County of **Riverside**, State of **California**:

Exhibit "A" attached hereto and made a part hereof.

Mail Tax Statements To: **SAME AS ABOVE**

DX 1525

Date: 08/02/2010

A.P.N.: 217-181-014-7

File No.: RRI-3555896 (DD)

Dated: 08/02/2010

Housing Authority of the City of Riverside

Deanna Loreon
By: DEANNA LOREON

Cosmic
Housing Authority Secretary

APPROVED AS TO FORM
R. M. Gale
DEPUTY CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

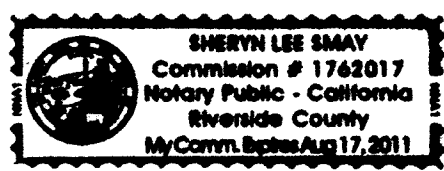
On AUGUST 16, 2010, before me, SHERYN LEE SMAY, Notary Public, personally appeared DEANNA LOREON

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
Sheryn Smay



My Commission Expires: AUGUST 17, 2011

This area for official notarial seal

Notary Name: SHERYN LEE SMAY
Notary Registration Number: 1762017

Notary Phone: (951) 826-5343
County of Principal Place of Business: RIVERSIDE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside }

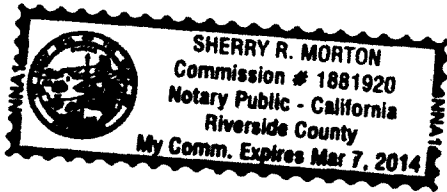
On August 18, 2010 before me, Sherry R. Morton, Notary Public,
Date Here Insert Name and Title of the Officer

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) 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: Sherry R. Morton
Signature of Notary Public

Place Notary Seal and/or Stamp 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 - APN: 217-181-014-7

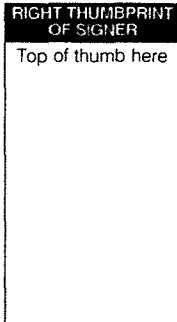
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

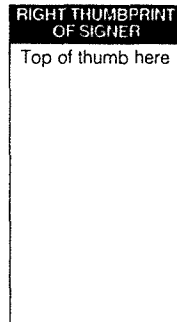
Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer Is Representing: _____

EXHIBIT 'A'

File No.: **RRI-3555896 (DD)**
Property: **4171 Ramona Drive, Riverside, CA 92506**

THAT PORTION OF LOTS 3 AND 4 OF WEBER'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 11 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

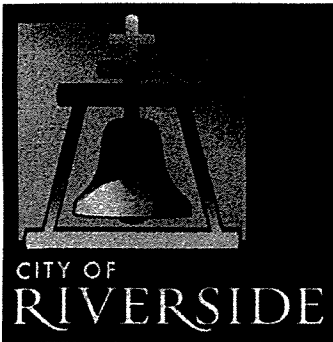
BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 3, DISTANT NORTHWESTERLY 176.85 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 1 OF SAID WEBER'S SUBDIVISION; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 3, 136.12 FEET; THENCE NORTHWESTERLY, PARALLEL WITH THE SOUTHWESTERLY LINES OF SAID LOTS 3 AND 4, 50.35 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE EASTERLY 6.20 FEET OF SAID LOT 4; THENCE SOUTHWESTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 4, 136.12 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE THEREOF; THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY LINES OF SAID LOTS 4 AND 3, 50.35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

A.P.N. 217-181-014-7

DESCRIPTION APPROVAL

BY: K. Stuart 8/3/2010
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



**CITY COUNCIL
REDEVELOPMENT AGENCY
AND HOUSING AUTHORITY
MINUTES**

TUESDAY, DECEMBER 15, 2009, 3 P.M.
ART PICK COUNCIL CHAMBER
CITY HALL
3900 MAIN STREET
CITY CLERK'S OFFICE - 951-826-5557

**COUNCIL/AGENCY
MEMBERS**

	G A R D N E R	M E L E N D R E Z	B A I L E Y	D A V I S	M A C A R T H U R	H A R T	A D A M S
WARDS	1	2	3	4	5	6	7

Recreation, and Community Services Department for incorporation into the adjacent Sycamore Canyon Wilderness Park. Following discussion, the hearing was continued to 3 p.m. on January 19, 2010.

Motion
Second
All Ayes

		X		X			
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ORAL COMMUNICATIONS FROM THE AUDIENCE

Morris Mendoza spoke regarding the Redevelopment Five-Year Plan, Casa Blanca, and the Riverside Police Department. Mary Humboldt spoke regarding water quality.

Councilmembers Gardner and Bailey entered the meeting at this time with Mayor Loveridge presiding.

	X		X				
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ORAL COMMUNICATIONS FROM THE AUDIENCE

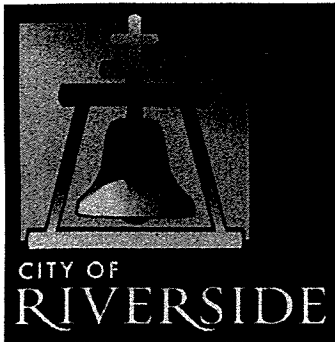
Glen Wisneski spoke regarding Riverside Golf Course.

JOINT ITEM WITH REDEVELOPMENT AGENCY AND HOUSING AUTHORITY - NEIGHBORHOOD STABILIZATION AND TARGETS OF OPPORTUNITY PROGRAMS - AGREEMENTS - RESOLUTIONS

A joint hearing was called with the Redevelopment Agency and Housing Authority to implement Neighborhood Stabilization (NSP) and Targets of Opportunity (TOO) Programs, to approve agreements with the Housing Authority and expend \$2,500,000 from TOO Accounts for administration, implementation, acquisition, rehabilitation, and disposition of properties. No one spoke on the matter. The public hearing was officially closed. Following discussion, the City Council approved the recommendations of the City Council Development Committee to (1) receive and order filed the progress update for the NSP Program update; (2) adopt a resolution approving an agreement with the Housing Authority implementing the NSP Program as outlined in the written staff report; (3) authorize the City Manager, or his designee, to execute and make any minor, non-substantive changes to the agreement as necessary to implement the Program; (4) authorize the transfer of title of properties owned by the City to the Authority as outlined in the written staff report and direct that all future properties be vested in the name of the Housing Authority of the City of Riverside; (5) authorize the Authority's use of NSP funds to administer and implement the NSP; and (6) authorize staff to appropriate Program income as it is received according to NSP guidelines allocating ten percent to administration and re-circulating the remaining 90 percent back into the Program; whereupon, the title having been read and further reading waived, Resolution No. 21950 of the City Council of the City of Riverside, California, Authorizing the Housing Authority of the City of Riverside to implement the Neighborhood Stabilization Program, was presented and adopted.

Motion
Second
All Ayes

	X						X
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AND HOUSING AUTHORITY
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WARDS	1	2	3	4	5	6	7

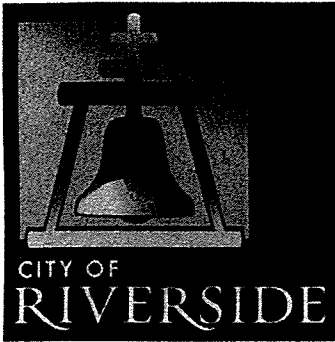
Following discussion, the Redevelopment Agency approved the recommendations of the City Council Development Committee to (1) receive and order filed the TOO Program update; (2) adopt a resolution approving an agreement with the Housing Authority for implementation of the TOO Program as outlined in the written staff report; (3) authorize the Executive Director, or his designee, to execute and make any minor, non-substantive changes to the agreement as necessary to implement the Program; (4) authorize the transfer of title of properties owned by the Agency as outlined in the written staff report to the Housing Authority and direct that all future properties be vested in the name of the Housing Authority of the City of Riverside; (5) authorize the Housing Authority to expend up to \$2,500,000 from TOO Program Accounts 9826000-440441, 9826000-440446, 9823220-440441, and 9823220-440446 for the administration, implementation, acquisition, rehabilitation, and disposition of properties purchased with TOO Program funds; (6) authorize the Authority's use of \$20 million Line of Credit funds to administer and implement the TOO Program; and (7) delegate certain powers to the Authority for effective implementation of the TOO Program pursuant to Housing Corporation Law; whereupon, the title having been read and further reading waived, Resolution No. 904 of the Redevelopment Agency of the City of Riverside, California, Authorizing the Housing Authority of the City of Riverside to Implement the Targets of Opportunity Program; Donating Real Property Pursuant to Health and Safety Code Section 33334.2(e)(3) to the Housing Authority of the City of Riverside and Housing Cooperation Law Delegation, was presented and adopted.

Motion
Second
All Ayes

X

X

Following discussion, the Housing Authority approved the recommendations for the City Council Development Committee to (1) receive and order filed the NSP and TOO Program updates; (2) adopt a resolution approving agreements with the City implementing the NSP and TOO Programs as outlined in the written staff report; (3) authorize the Executive Director of the Housing Authority, or his designee, to execute and make any minor, non-substantive changes to the agreements as necessary to implement the Programs; and (4) accept title of the properties as outlined in the written staff report; whereupon, the title having been read and further reading waived, Resolution No. 2 of the Housing Authority of the City of Riverside, California, Authorizing the Executive Director or His Designee to: (1) Accept Conveyances to the Housing Authority of Interests in Real Property Owned by the Redevelopment Agency of the City of Riverside; (2) Accept Conveyances to the Housing Authority of Interests in Real Property Owned by the City of Riverside; (3) Consent to the Recordation of Such Instruments; (4) Subsequent Disposition; (5) Execute all Documents Required for the Implementation of the Targets of Opportunity and Neighborhood Stabilization



**CITY COUNCIL
REDEVELOPMENT AGENCY
AND HOUSING AUTHORITY
MINUTES**

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**COUNCIL/AGENCY
MEMBERS**

WARDS

	G A R D N E R	M E L E N D R E Z	B A I L E Y	D A V I S	M A C A R T H U R	H A R T	A D A M S
	1	2	3	4	5	6	7
<p>Programs; (6) Execute the Housing Cooperation Law Agreement with the Redevelopment Agency of the City of Riverside; and (7) Execute the Agreement with the City of Riverside, was presented and adopted.</p>	X						X
<p>2010 REDEVELOPMENT FIVE-YEAR IMPLEMENTATION PLAN Hearing was called on the 2010-2015 Redevelopment Five-Year Implementation Plan for the Arlington, Casa Blanca, La Sierra/Arlanza, Magnolia Center, Merged Downtown/Airport Industrial, Hunter Park/Northside, University Corridor/Sycamore Canyon Merged Redevelopment Project Areas. Two persons spoke on the matter. The public hearing was officially closed. Following discussion, the Redevelopment Agency approved the recommendations of the City Council Development Committee to approve the 2010-2015 Redevelopment Five-Year Implementation Plan for all Redevelopment Project Areas as outlined in the written staff report.</p>	X				X		
<p><u>CLOSED SESSION - URGENCY ITEM</u> Following discussion, the City Council added a closed session item to the agenda pursuant to Government Code §54956.9(c) to confer with and/or receive advice from legal counsel concerning one case of anticipated litigation as a determination was made that there was a need to take immediate action and that the need for action on the matter came to the attention of the City subsequent to the posting of the agenda.</p>	X						X
<p><u>CLOSED SESSIONS</u> The City Council recessed to the City Council Board Room for closed sessions pursuant to Government Code (1) §54956.9(c) to confer with and/or receive advice from legal counsel concerning one case of anticipated litigation; (2) §54956.9(a) to confer with and/or receive advice from legal counsel concerning Sandra Rodrigues v. City of Riverside, et al., Riverside Superior Court Case No. RIC 498872; (3) §54956.9(a) to confer with and/or receive advice from legal counsel concerning City of Riverside v. Edward L. Rosenberry, et al., Riverside Superior Court Case No. RIC 452579; (4) §54956.9(c) to confer with and/or receive advice from legal counsel concerning three cases of anticipated litigation; (5) §54956.9(a) to confer with and/or receive advice from legal counsel concerning City of Riverside v. AAR Properties, LLC, et al., Riverside Superior Court Case No. RIC 512328; (6) §54956.9(a) to confer with and/or receive advice from legal counsel concerning Jerry Whitton v. City of Riverside, WCAB Claim No. ADJ4346834; (7) §54957.6 to review the City Council's position and instruct designated representatives regarding salaries, salary schedules, or compensation paid in the form of fringe benefits of all Executive Management employees, all</p>							

DOCUMENT TRANSMITTAL FORM

TO: CITY CLERK'S OFFICE
FROM: CITY ATTORNEY'S OFFICE
DATE: August 18, 2010

CONTRACTOR/LESSOR: SAPIEN, MONICA
PROJECT DESCRIPTION/BID NO.: Grant Deed for 4171 Ramona Drive

RECEIVED
AUG 18 2010
City of Riverside
City Clerk's Office

X Approved by [City Council] [Agency] on 12/15/2009 #3 PROGRAM APPROVED
Anticipated [City Council] [Agency] future agenda of
No [City Council] [Agency] action required

95-169 to 171

Insurance required:
X No
Yes, as attached
Yes, withhold execution until received

Bonds required:
X No
Yes, as attached
Yes, withhold execution until received

Type of Insurance required (unless waived by the Risk Manager):

- Commercial General Liability
- Auto
- Professional Liability
- Workers' Compensation
- Additional Insured Endorsement
- Other:

Dept. Head Approval:

[] Attached [X] Sig. Pg

[] Req'std _____

Business Tax Certificate Required: N/A
Yes, current through
Yes, withhold execution until provided
No, exempted by RMC § 5.04.090

Agreement date(s):

[City Council] [Agency] Approval Date:
X Date City/Agency Executes 8-2-10
Other:
Agreement Expiration Date:

Comments: One Original aatf Rina Gonzales. City Clerk to Attest. Please call Shonda Herold at ext. 5590 to pick up document.

Department: Development

Contact person: Shonda Herold

Approved as to form by: Rina M. Gonzales, Deputy City Attorney

Date Approved: 08/18/10

CA #: 10-1876

c: Originating Department: Development