

22040722
CHICAGO TITLE COMPANY

When recorded mail to:

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

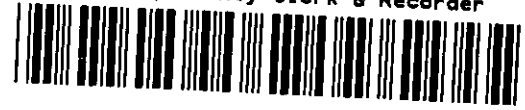
DOC # 2003-081248

02/04/2003 08:00A Fee:NC

Page 1 of 9

Recorded in Official Records
County of Riverside

Gary L. Orso
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)

Exempt from D.T.T.

Project: Stalder Parcel
APN 213-222-002

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GRANT DEED

DONALD S. STALDER and JOHN D. BIPPART, Trustees and SYDNEY S. FAST, Successor Trustee under That Certain Trust Agreement Entitled "The S.F. & B. Trust" dated June 26, 1984, as Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby grant to THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA, a public body corporate and politic, 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 12-18-02

DONALD S. STALDER and JOHN D. BIPPART,
Trustees and SYDNEY S. FAST, Successor
Trustee under That Certain Trust Agreement
Entitled " The S.F. & B. Trust" dated June 26,
1984

BY: *Donald S. Stalder* Successor Trustee
DONALD S. STALDER, Trustee

BY: *John D. Bippart*
JOHN D. BIPPART, Trustee

BY: *Sydney S. Fast* Successor Trustee
SYDNEY S. FAST, Successor Trustee

 2003-081248
02/04/2003 08:00A
2 of 9

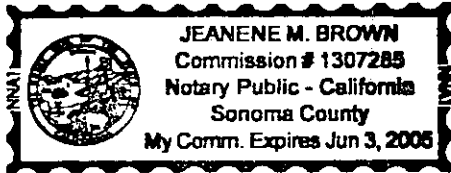
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Sonoma } ss.

On 12/11/02, before me, Jeanene M. Brown, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared John D. Bippart
Name(s) of Signer(s)

- personally known to me
- 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.



Place Notary Seal Above

WITNESS my hand and official seal.

Jeanene M. Brown
Signature of Notary Public

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

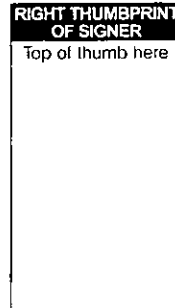
Document Date: 12/18/02 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

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

Signer Is Representing: _____



15063

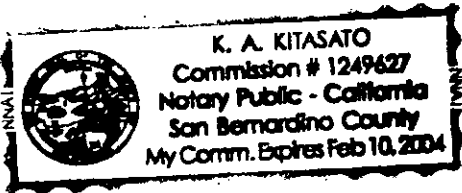
GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }ss

On December 18, 2002, before me K. A. Kitasato
(date) (name)

a Notary Public in and for said State, personally appeared _____
Sydney S. Fast, Successor Trustee
Name(s) of Signer(s)

personally known to me - OR - 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.



WITNESS my hand and official seal.

K. A. Kitasato
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:



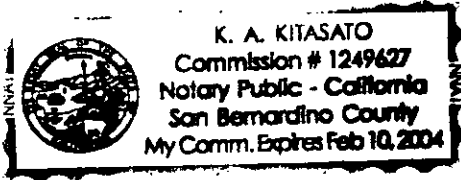
GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside ss }

On December 18 2002 before me K. A. Kitasato
(date) (name)

a Notary Public in and for said State, personally appeared
Donald S. Stalder, Trustee
Name(s) of Signer(s)

personally known to me - OR - 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.



WITNESS my hand and official seal.

Signature of K. A. Kitasato

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)
Title
Title
() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other
() Partner(s)
() General
() Limited

The party(ies) executing this
document is/are representing:

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument
to the Redevelopment Agency of the City of Riverside, California, a public body
corporate and politic, is hereby accepted by the undersigned officer on behalf of said
Agency pursuant to authority conferred by the Agency at its meeting of November 5, 2002
and the grantee consents to recordation thereof by its duly authorized officer.

Dated 1/9/03

Redevelopment Agency of the City of
Riverside

Signature of Robert C. Wales
ROBERT C. WALES
Executive Director

APPROVED AS TO FORM
CITY ATTORNEYS OFFICE

Signature of Deputy City Attorney
Deputy City Attorney

Attest: Signature of Agency Secretary
Agency Secretary

2003-081248
02/04/2003 08:00A
5 of 9



EXHIBIT A

Project: Stalder Parcel

PARCEL 1:

THAT PORTION OF BLOCK 6, RANGE 7, OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN MAP BOOK 7, PAGE 17 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 6, RANGE 7; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 6, RANGE 7, 66 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SIXTH STREET, 157.5 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF THAT CERTAIN ALLEY CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED IN BOOK 138, PAGE 306 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF SAID ALLEY, 121 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE, BY DEED RECORDED IN BOOK 2844, PAGE 586 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;


THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED IN BOOK 2844, PAGE 586 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, 157.5 FEET TO SAID NORTHWESTERLY LINE OF BLOCK 6, RANGE 7;

THENCE NORTHEASTERLY, ALONG SAID NORTHWESTERLY LINE OF BLOCK 6, RANGE 7, 121 FEET TO THE TRUE POINT OF BEGINNING.

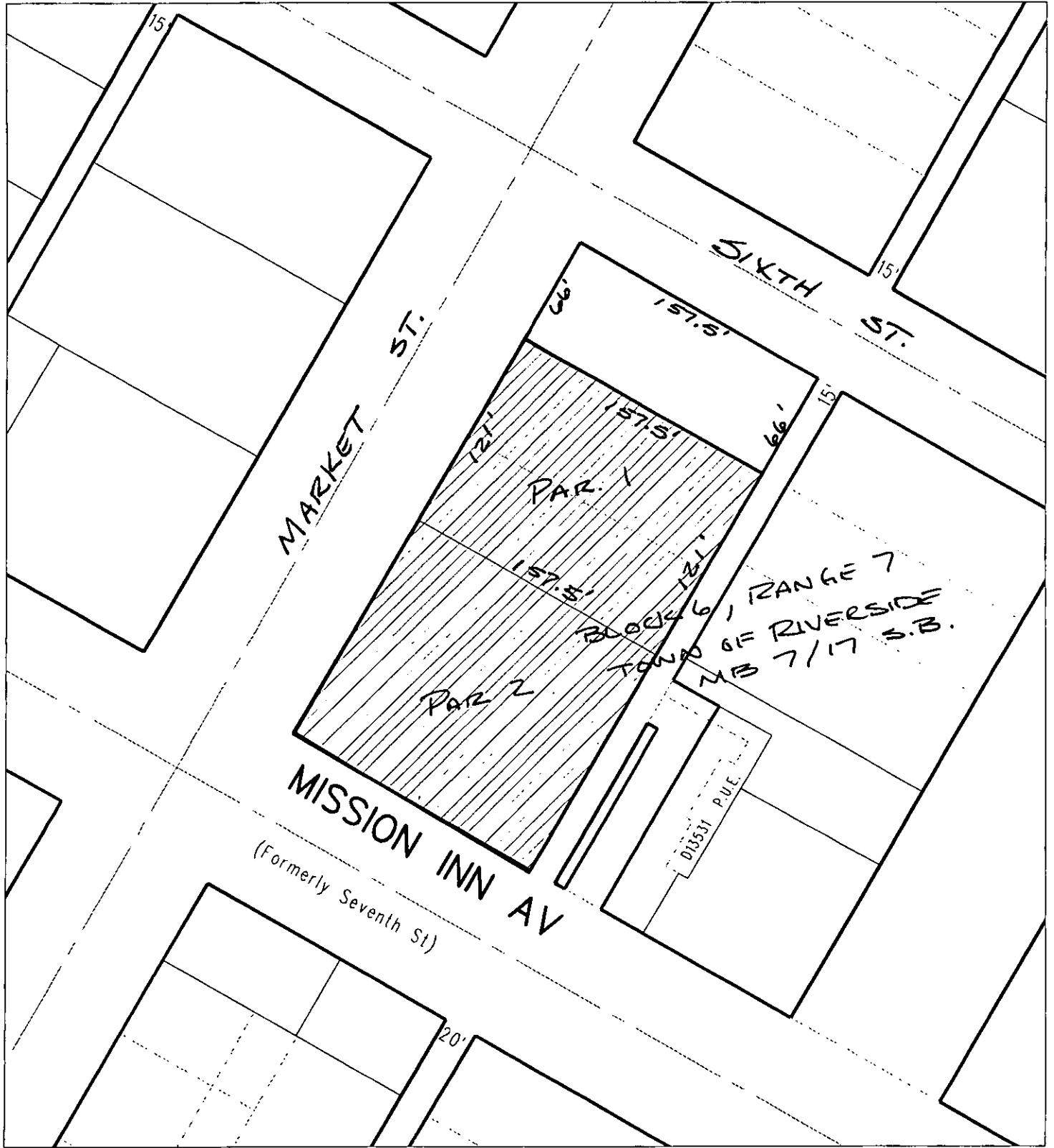
PARCEL 2:

THE NORTHWESTERLY 157.50 FEET OF THAT PORTION OF BLOCK 6, RANGE 7, OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 187 FEET OF SAID BLOCK 6.

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


Mark S. Brown, L.S. 5655 Date Nov 1 '02
License Expires 9/30/03





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

248

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" = 80'

Drawn by: bmark

Date: 10/31/02

Subject: Stalder Parcel

15063

Government Code 27361.7

I Certify Under Penalty That The Notary Seal On The Document To Which This Statement Is Attached Reads As Follows:

Name of Notary: Jeanene M. Brown

Commission No: 1307285

Date Commission Expires: 6/3/05

County: Sonoma

By: [Signature]

Date: 2/4/03



2003-081248
02/04/2003 08:00A
8 of 9

Government Code 27361.7

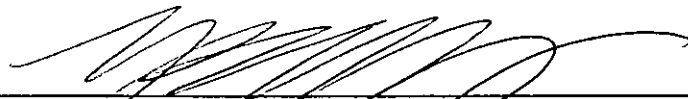
I Certify Under Penalty That The Notary Seal On The Document To Which This Statement Is Attached Reads As Follows:

Name of Notary: K. A. Kitasato

Commission No: 1249627

Date Commission Expires: 2/10/04

County: San Bernardino

By: 

Date: 2/4/03



2003-081248
02/04/2003 08:00A
9 of 9

15063