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

**CITY OF RIVERSIDE
CITY CLERK'S OFFICE**

DOC # 2006-0112652

02/15/2006 08:00A Fee:NC

Page 1 of 7

Recorded in Official Records

County of Riverside

Larry W. Ward

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)

DATA you agency.

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
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FOR RECORDER'S OFFICE USE ONLY

Project: University Avenue Redevelopment

APN: 211-174-014

Address: 2055 University Avenue

2007043775-52

D -

15650



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GRANT DEED

MAHESHKUMAR D. PATEL, a Married Man as his Sole and Separate Property, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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 9-26-05

Mahesh Patel
MAHESHKUMAR D. PATEL

GENERAL ACKNOWLEDGEMENT

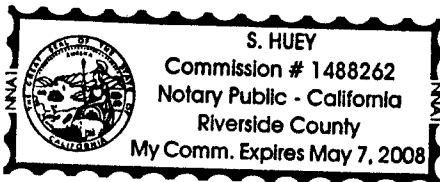
State of California }
County of RIVERSIDE } ss

On 9/26/05 before me S. Huey
(date) (name)

a Notary Public in and for said State, personally appeared

Mahesh Kumar Patel SH
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.

S. Huey
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:

**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 _____, 200__ and the grantee consents to recordation thereof by its duly authorized officer.

Dated _____

**Redevelopment Agency
of the City of Riverside**

MICHAEL BECK
Executive Director

**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 said Agency pursuant to authority conferred by Resolution No. 775 of said Agency adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10/13/05

REDEVELOPMENT AGENCY OF
THE CITY OF RIVERSIDE

Amelia M. Valine

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY Krist Smith
Deputy City Attorney

SPOUSAL RELEASE
FEE

I am the spouse of MAHESHKUMAR D. PATEL, and I hereby remise, release and forever quitclaim to the Redevelopment Department of the City of Riverside, a municipal corporation of the State of California, any rights, title or interest in the herein described property I may have, including any and all community property interest therein.

Daxa Patel.
(signature)

D. Patel.
(print name)

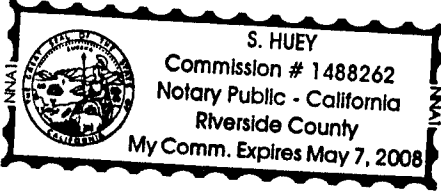
GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

On 9/26/05 before me S. Huey
(date) (name)

a Notary Public in and for said State, personally appeared
Daxaben Mahendrabhai Patel
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.
S. Huey
Signature

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

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

EXHIBIT A

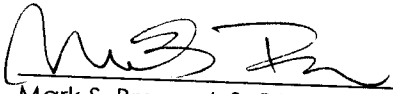
Project: University Avenue Redevelopment

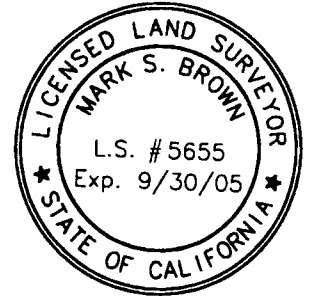
Lot 120 of Madison Square, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 5, Page 59, in the Office of the County Recorder of San Bernardino County;

TOGETHER WITH the easterly 15.00 feet of Lot 121 of said Madison Square;

ALSO TOGETHER WITH the westerly 15.00 feet of Lot 119 of said Madison Square.

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

 8/11/05 Date MB Prep.
Mark S. Brown, L.S. 5655
License Expires 9/30/05



84 85 86 87 88 89 90

M A D I S O N S Q U A R E

80'

M . B . 5 / 5 9 S . B .

123 122 121 120 119 118 117

150'

150'

10.50'

15'

15'

80'

60.00'

49.50'

U N I V E R S I T Y A V E N U E



• 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"=40'

DRAWN BY: RICH DATE: 08/08/05

SUBJECT: STARDUST MOTEL REDEVELOPMENT PROJECT 40.2

(OPTIONAL) RICH PLATS SUPPLY SERVICE 65055 UNIVERSITY

ORDER NO. : 2607043775-56

EXHIBIT A

The land referred to is situated in the County of Riverside, City of Riverside, State of California, and is described as follows:

The Westerly 15 feet of Lot 119, all of Lot 120, and the Easterly 15 feet of Lot 121 of Madison Square, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 5 Page 59 of Maps, in the office of the County Recorder of said County.