

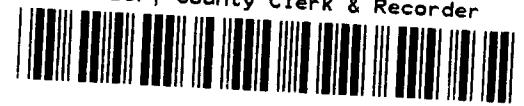
ort

DOL # 2006-0253936

04/10/2006 08:00A Fee:NC  
Page 1 of 6

Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder



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)

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1	6							
A	R	L				COPY	LONG	REFUND	NCHG EXAM

Ø

T  
SR

Accommodation

FOR RECORDER'S OFFICE USE ONLY

Project: Merrill Avenue Redevelopment  
APN: 225-140-003  
Address: 3631 Merrill Avenue  
- RA:009

D- 15699  
THIS INSTRUMENT DELIVERED TO RECORDER BY  
CALIFORNIA TITLE CO. AS AN AGENT OPERATION ONLY  
HAS NOT BEEN EXAMINED FOR REGULARITY,  
SUFFICIENCY, OR AS TO ITS EFFECT UPON THE  
TITLE TO THE PROPERTY HEREIN DESCRIBED.

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ANDREW  
<sup>AND</sup>  
WOODCHULSHIN and HYUN TEAK SHIN, Trustee of the Hyun Teak Shin Living Trust dated  
January 4, 2006, does hereby remise, release, and forever quitclaim to the CITY OF  
RIVERSIDE, a municipal corporation of the State of California, its successors and  
assigns, all rights, title and interest in 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 2-16-2006

[Signature]  
ANDREW WOODCHUL SHIN, Trustee  
WOODCHUL (005)

Hyun Teak Shin Living Trust  
Dated January 4, 2006  
[Signature]  
HYUN TEAK SHIN, Trustee

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of RIVERSIDE } ss

On 2-16-2006, before me Audrey D. Johnson  
(date) (name)

a Notary Public in and for said State, personally appeared  
ANDREW WOODCHULSHIN AND HYUN TEAK SHIN  
Name(s) of Signer(s) TRUSTEE

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.

Audrey D. Johnson  
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 Resolution No. 775 of said Agency adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 2/23/06

**Redevelopment Agency of the City of  
Riverside**

By: Amelia M. Vailua

Print: Amelia M. Vailua

APPROVED AS TO FORM  
[Signature]  
SUPERVISING DEPUTY CITY ATTORNEY

**EXHIBIT A**

Project: Merrill Avenue Redevelopment

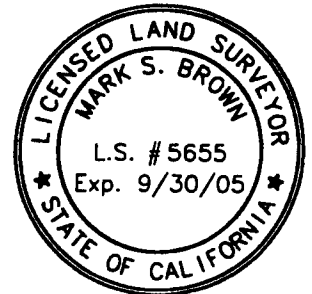
That certain real property in the City of Riverside, County of Riverside, State of California, described as follows:

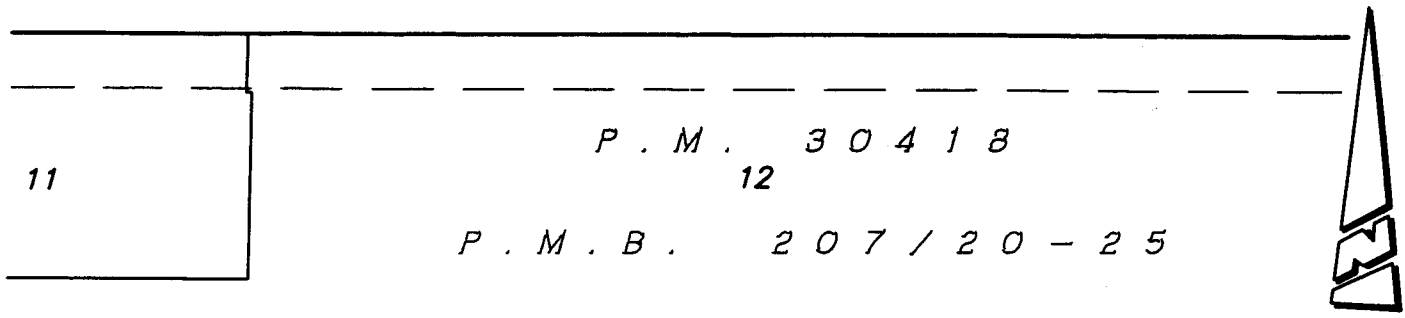
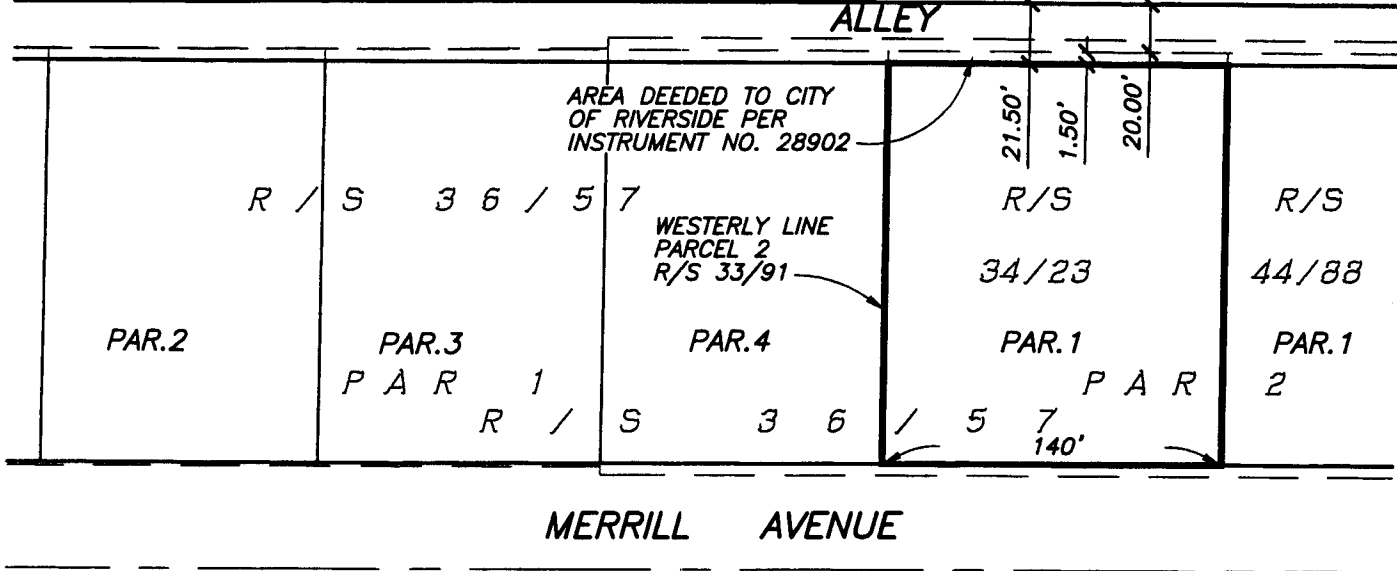
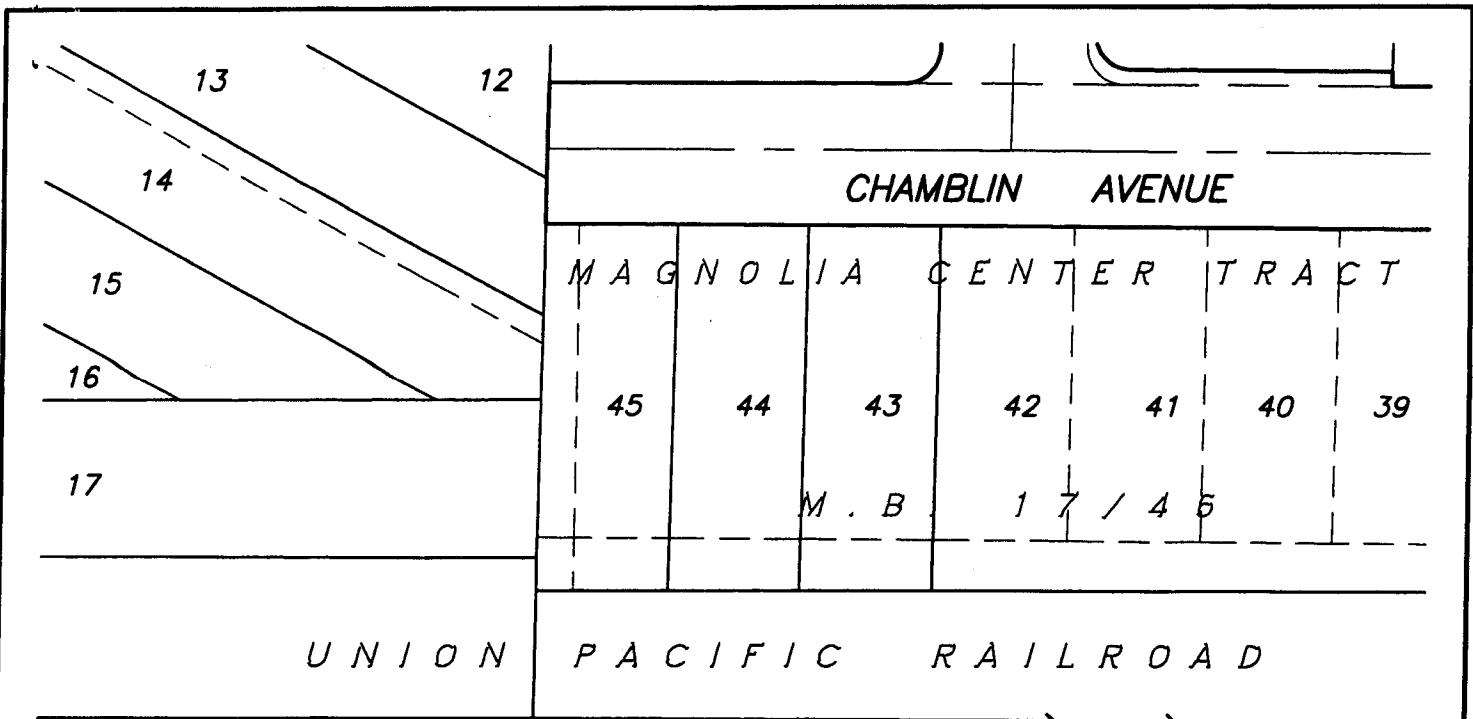
The westerly 140 feet of Parcel 2 of Record of Survey filed in Book 33, Page 91, of Records of Surveys, Records of Said Riverside County;

**EXCEPTING THEREFROM** the northerly 1.50 feet as described in a Grant Deed to the City of Riverside for public street and utility purposes, recorded April 5, 1961 as Instrument No. 28902.

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

MSB 10/5/05 Prep. el  
Mark S. Brown, L.S. 5655 Date License Expires 9/30/05





● CITY OF RIVERSIDE, CALIFORNIA ●

53-2

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: RICH DATE: 04/11/05

SUBJECT: MERRILL AVE REDEVELOPMENT PROJECT-YODER PARCEL

G:\COMMON\RICH\PLATS\OTHER\MERRILL-SHIN

**HYUN TEAK SHIN**

**BEST CLEANERS**

**IMPROVEMENTS PERTAINING TO THE REALTY**

Item No.	Qty.	Description	Fair Market Value in Place	Liquidation Value
1	1	Lot of overhead garment rack system, suspended	\$3,000	\$0
2	1	Garment conveyor, White, SN: W06055W800GA,	4,850	2,000
4	30	Square feet of miniblinds	65	0
8	1	Sign, 4' x 6', metal frame, plastic facia, 3" to 9"	330	0
9	1	Sign, 22" foam letters, "CLEA ERS", wall letter "N" missing	260	0
11	1	Dry cleaning machine, Macchine Suprema,	10,000	5,000
			<u>\$18,505</u>	<u>\$7,000</u>

**BEST CAR WASH**

**IMPROVEMENTS PERTAINING TO THE REALTY**

Item No.	Qty.	Description	Fair Market Value in Place	Liquidation Value
1	1	Group of car wash equipment, consisting of:	\$24,000	\$3,000
	3	Pumps, Cat, Model: 623, with motors		
	4	Soap containers, plastic, 30 gallon		
	1	Equipment rack, 77" x 46" x 46" overall, metal, floor attached		
	6	Pumps, Dayton, Model: 6X743		
	2	Regulator valves, Speedaire, Model: 17696B		
	2	Precision accumulative timers, Keltner Research, Model: 9D, Serial no.: 28972,		
	1	Precision accumulative timer, Ginsan		
	3	Electrical controls, Square D, Class: 8536, Type S		
	1	Pump, Flojet, Model: G575215		
	1	Two-tank water conditioner, Culligan, each tank 42" high, 8.5" diameter		
	3	Car wash spray guns, J.E. Adams Industries, with overhead carousel		
	2	Car wash brushes, Foammaster, with overhead boom, metal		
2	1	Car wash equipment, not in use, not appraised, consisting of:	---	---
	1	Equipment rack, 43" x 77", metal, floor attached		
	3	Pumps, Sporlan, Type: C-485		
4	1	Vacuum unit, J.E. Adams Industries, Model:	1,700	0
5	1	Vacuum unit, J.E. Adams Industries, Model: 9200,	1,200	140
6	1	Drain trench, 30' long x 12" wide, 9" deep, with	525	0
8	3	Coin actuators for car wash, make and model	1,800	0
			<u>\$29,225</u>	<u>\$3,140</u>

**TOTAL IMPROVEMENTS PERTAINING TO THE REALTY**

**\$57,870.00**

**HYUK TEAK SHIN**

<b>SOFT TOUCH IMPROVEMENTS PERTAINING TO THE REALTY</b>				
Item No.	Qty.	Description	Fair Market Value in Place	Forced Liquidation Value
1	1	Lot of window signage, 2" to 7" vinyl letters, with logo	\$200	\$0
2	1	Lot of audio speaker cabling	260	0
3	1	Lot of supplemental electrical power distribution	1,350	0
4	1	Utility sink, 24" x 24", plastic, with faucet	300	0
5	1	Wall cabinet, 49" x 24" x 10", painted wood, 3-door	675	0
6	9	Linear feet of track lighting, with 7 fixtures	280	0
7	1	Alarm system, Protection One, consisting of:	490	0
		3 Motion detectors		
		1 Keypad, First Alert		
		1 Door contact		
		1 Control box		
8	1	Counter, 11' x 1'4", plywood, with carpet facia	575	0
9	1	Counter, 11' x 1'9", plywood, with carpet facia	775	0
10	41	Square feet of pull-down window shades	95	0
11	1	Lot of minor miscellaneous improvements and	260	0
			<u>\$5,260</u>	<u>\$0</u>

<b>ALTA-DENA DAIRY IMPROVEMENTS PERTAINING TO THE REALTY</b>				
Item No.	Qty.	Description	Fair Market Value in Place	Liquidation Value
1	2	Sign facias, 10' x 2', plastic, "Alta Dena"	\$575	\$0
2	2	Sign facias, 3' x 4', plastic, "Save Cash & Carry"	480	0
3	2	Sign facias, 9' x 3', plastic, "Milk"	1,000	0
4	3	Signs, 15' x 2.5', metal can, "Alta Dena Express",	4,300	0
5	1	Sign, 15" x 19", plastic, "Open", door attached	40	0
6	2	Menu signs, 48" x 16", metal can, facia missing,	1,000	0
7	1	Walk-in cooler, 328 square feet, 9' high, metal walls,	21,750	500
8	1	Drinking fountain, 9" x 5", ceramic, wall-mounted, non-	100	0
			<u>\$29,245</u>	<u>\$500</u>

<b>BEST CLEANERS IMPROVEMENTS PERTAINING TO THE REALTY</b>				
Item No.	Qty.	Description	Fair Market Value in Place	Liquidation Value
3	3	Floor sinks	1,800	0
5	1	Pony wall, 62" x 48", wood stud with laminate	280	0
6	1	Menu board, 16' x 26.5" overall, plywood and	140	0
7	26	Linear feet of shelving, 24" deep, plywood and 2" x 4"	180	0
10	1	Lot of installation and process plumbing for	11,500	0
			<u>\$13,900</u>	<u>\$0</u>

<b>BEST CAR WASH IMPROVEMENTS PERTAINING TO THE REALTY</b>				
Item No.	Qty.	Description	Fair Market Value in Place	Liquidation Value
3	1	Hot	470	0
7	1	Water	4,200	0
9	1	Sign,	550	0
10	1	Floor sink	575	0
			<u>\$5,795</u>	<u>\$0</u>

<b>TOTAL IMPROVEMENTS PERTAINING TO THE REALTY</b>			<u><b>\$54,700.00</b></u>	
----------------------------------------------------	--	--	---------------------------	--