

When recorded mail to:

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

DOC # 2006-0315603
05/01/2006 08:00A Fee:16.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

FREE RECORDING:

This instrument is for the benefit of the Redevelopment Agency of the City of Riverside and is entitled to be recorded without fee. (Government Code § 6103)

2007040215-56



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APN: 211-174-013-2
Address: 2039 University Avenue

D -



GRANT DEED

PERRONE

JOHN S. and MARIE A. PERRONE, Trustees of the Perrone Family Trust dated 11-28-97, as to an undivided 50% interest and JOSEPH J. PERRONE and SUSAN R. PERRONE, as Trustees of the S and J Family Trust dated June 2, 2004, as Grantors, 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 5/24/06

John S. Perrone, Trustee
JOHN S. PERRONE, TRUSTEE

Marie A. Perrone trustee
MARIE A. PERRONE, TRUSTEE

Joseph J. Perrone Trustee
JOSEPH J. PERRONE, TRUSTEE

Susan R. Perrone Trustee
SUSAN R. PERRONE, TRUSTEE

**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 4/6/06

**REDEVELOPMENT AGENCY OF THE
CITY OF RIVERSIDE**

By: Amelia M. Valeri

APPROVED AS TO FORM

[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

GENERAL ACKNOWLEDGEMENT

State of California

678

County of Riverside

SS

On 3/24/06 before me Becky S Henoach
(date) (name)

a Notary Public in and for said State, personally appeared

John S Perrone, Joseph S Perrone, Susan B Perrone & Marie A Perrone
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]
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Attorney-in-fact
 Corporate Officer(s)
Title John S Perrone
Title [Signature]

Guardian/Conservator
 Individual(s)
 Trustee(s)

 Other

Partner(s)
 General
 Limited

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

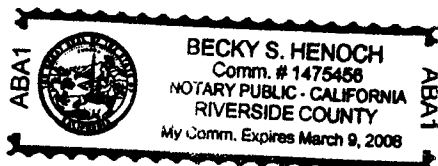


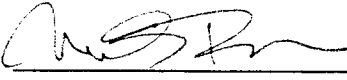
EXHIBIT A

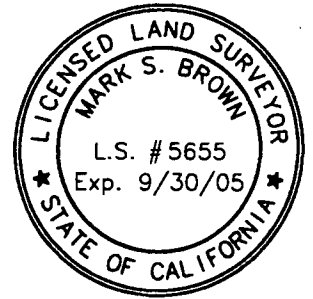
Project: University Avenue Redevelopment

The easterly 35.00 feet of Lot 119 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 westerly one-half of Lot 118 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



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87

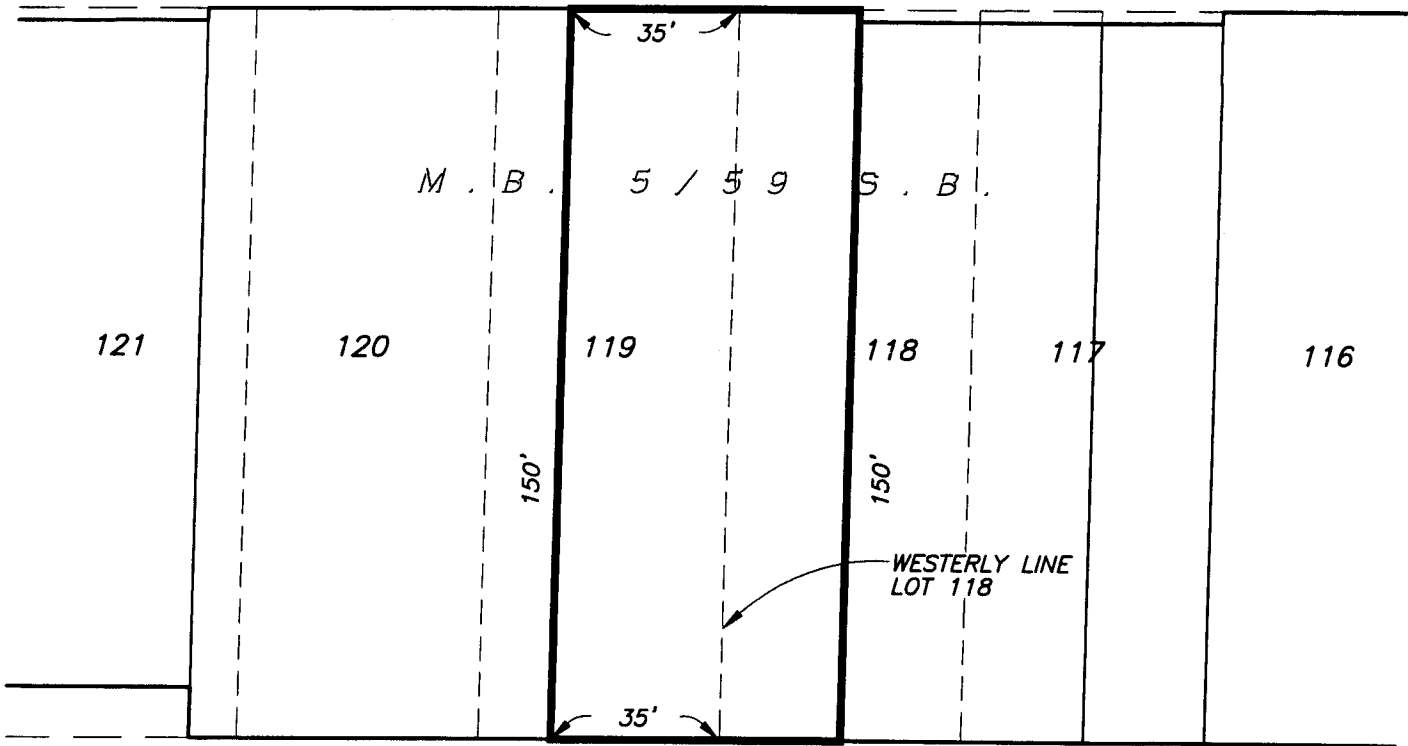
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89

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MADISON SQUARE



UNIVERSITY AVENUE



• CITY OF RIVERSIDE, CALIFORNIA •

40-2

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"=40'

DRAWN BY: RICH DATE: 08/08/05

SUBJECT: STARDUST MOTEL REDEVELOPMENT PROJECT

G:\CGM\10\10\10\PLATS\REDEVELOPMENT\2009 UNIVERSITY