

COMPANY

DOC # 2007-0225624  
04/03/2007 08:00A Fee:22.00  
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)

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Project: 1st-3rd Redevelopment  
APN: 213-072-004  
Address: 3272 Market Street

TBA - 004-041

D -

23

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037

# GRANT DEED

MOHAMMAD H. VAHEDI and REBECCA L. VAHEDI, Husband and Wife as Joint Tenants,  
as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby  
acknowledged, do 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 3/11/07

Mohammad H. Vahedi  
MOHAMMAD H. VAHEDI

Rebecca L. Vahedi  
REBECCA L. VAHEDI

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of Riverside } ss

On 3-26-07, before me Shirley Griffin  
(date) (name)

a Notary Public in and for said State, personally appeared  
Mohammad H. Vahedi + Rebecca L. Vahedi  
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 \_\_\_\_\_  
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 §21027)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 06, 2005 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 3/28/07

REDEVELOPMENT AGENCY OF  
THE CITY OF RIVERSIDE

Amelia M. Varbur

APPROVED AS TO FORM:

[Signature]  
AGENCY GENERAL COUNSEL

## EXHIBIT A

A.P.N. 213-072-004  
Fee Simple

That portion of Block 2, Range 7 of the Town of Riverside, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 7, Page 17, in the Office of the County Recorder of said Office, more particularly described as follows:

**BEGINNING** at the southwesterly corner of said Block 2, said point being the intersection of the southeasterly line of Market Street with the northeasterly line of Third Street;

Thence northwesterly along said southeasterly line of Market Street, a distance of 220.00 feet to the southwesterly corner of the property conveyed to Mary E. Kovely as her sole and separate property by deed recorded July 16, 1941, in Book 507, Page 576 of Official Records of Riverside County, California;

Thence southeasterly along the southwesterly line of said parcel conveyed to Mary E. Kovely as her sole and separate property, a distance of 55.00 feet to the southeast corner thereof, said point being the southwest corner of the property conveyed to Mary E. Kovely and Andrew J. Kovely, Husband and Wife as Joint Tenants by deed recorded September 17, 1958, in Book 2333, Page 542 of said Official Records;

Thence continuing southeasterly along the southerly line of said parcel conveyed to Mary E. Kovely and Andrew J. Kovely, a distance of 60.00 feet to the northwest corner of the property conveyed to Kenneth C. Lolmaugh and Dora C. Lolmaugh, Husband and Wife as Joint Tenants by deed recorded May 11, 1950, in Book 1172, Page 98 of said Official Records;

Thence southwesterly along the northwesterly line of said parcel conveyed to Kenneth C. Lolmaugh and Dora C. Lolmaugh, a distance of 110.00 feet to the southwesterly corner thereof;

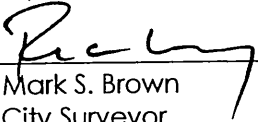
Thence southeasterly along the southerly line of said parcel conveyed to Kenneth C. Lolmaugh and Dora C. Lolmaugh, a distance of 65.00 feet to the northwest corner of the property conveyed to Donald S. Thompson, a married man, by deed recorded November 9, 1956 in Book 1997, Page 152 of said Official Records;

Thence southwesterly along said parcel conveyed to Donald S. Thompson, a distance of 110.00 to the southerly corner thereof, said point being on the northeasterly line of Third Street;

Thence northwesterly along the northeasterly line of Third Street, a distance of 180.00 feet to the **POINT OF BEGINNING**;

**EXCEPTING THEREFROM** that portion conveyed to the City of Riverside per deed recorded June 13, 1969 as Instrument No. 59411, records of Riverside County.

Description Approval:

By:  08.07.06  
For: Mark S. Brown Date  
City Surveyor

SECOND STREET

TOWN OF RIVERSIDE

M. B. 7 / 17 S. B.

MARKET STREET

55.00'

60.00'

110.00'

65.00'

220.00'

110.00'

180.00'

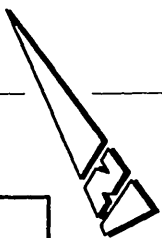
THIRD STREET

P.O.B.

PORTION GRANTED TO THE  
CITY OF RIVERSIDE PER  
DEED RECORDED 06-13-69  
AS INSTR. NO. 59411

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● CITY OF RIVERSIDE, CALIFORNIA ●

24-6

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" = 60'

DRAWN BY: RICH DATE: 08/07/06

SUBJECT: 1st-3rd REDEVELOPMENT PROJECT (APN 213-072-004)

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