



RECORDING REQUESTED BY
First American Title Company
3625 Fourteenth Street
Riverside, CA 92501
Escrow No. RRI-2684906(DD)
Order No. NCS-238851RIV(GF)

WHEN RECORDED MAIL TO:
The Redevelopment Agency of the City of Riverside
Attn: Real Estate Division (Lisa Andreson)
3900 Main Street, 5th Floor
Riverside, CA 92522

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			7						
M	A	L	465	428	PCOR	NCOR	SMF	NCHG	EXAM 012

APN's 230-253-010 (excepting small portion thereof) Exempt from Recording Fees per Govt. Code §27383
230-245-013, 230-245-015 and 230-233-013 Exempt from Documentary Transfer Tax per Calif. Rev. & Tax. Code §11922

T
012

TRA: 009-045
DTT: No Consideration

D-16063

GRANT DEED

238851-2

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RIVERSIDE COUNTY TRANSPORTATION COMMISSION, a county transportation commission

does hereby grant and convey to the

THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, a public body, corporate and politic

all that certain real property situated in the City of Riverside, County of Riverside, State of California more fully described in EXHIBIT A and depicted in EXHIBIT B attached hereto and incorporated herein by reference.

Dated: 2-21-2007

RIVERSIDE COUNTY TRANSPORTATION COMMISSION, a county transportation commission

By:
Eric Haley
Its: Executive Director

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California

ss

County of _____

On _____ before me _____
(date) (name)

a Notary Public in and for said State, personally appeared

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

**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 3/26/07

**REDEVELOPMENT AGENCY OF THE
CITY OF RIVERSIDE**

By: Amelia M. Vailin

Print Name: Amelia M. Vailin

RCTC to RDA
230-253-010(pth)
230-245-013,015 + 230-233-013
APPROVED AS TO FORM:

[Signature]
AGENCY GENERAL COUNSEL

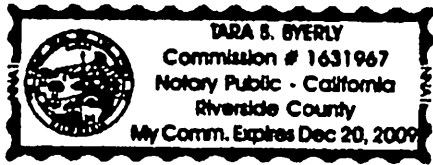
16063

NOTARY ACKNOWLEDGMENT
(California All-Purpose Acknowledgment)

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On Feb. 21, 2007 before me, Tara S. Byerly, notary public, personally appeared **ERIC HALEY**, 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.



Tara S. Byerly
Signature of Notary Public

ATTACHED TO: GRANT DEED
 [APN's 230-253-010 (excepting small portion thereof), 230-245-013,
 230-245-015 and 230-233-013]

**EXHIBIT A TO
GRANT DEED**

Legal Description of Property

[attached behind this page]

**EXHIBIT A TO
GRANT DEED**

Legal Description of Property

A 100 FOOT WIDE STRIP OF LAND IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, LYING IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, BEING A PORTION OF THE ATCHISON, TOPEKA, AND SANTA FE RAILWAY COMPANY PROPERTY LYING ADJACENT TO SAID RAILWAY'S SAN BERNARDINO MAIN LINE SUBDIVISION ACCORDING TO THE DEED RECORDED JUNE 14, 1886 IN BOOK 48, PAGE 29 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, THE SOUTHEASTERLY LINE OF SAID 100 FOOT WIDE STRIP BEING COINCIDENTAL WITH A LINE THAT IS 50 FEET NORTHWESTERLY-OF AND PARALLEL TO THE CENTERLINE OF THE MAIN TRACK OF SAID RAILWAY'S SAN BERNARDINO MAIN LINE SUBDIVISION, BOUNDED ON THE NORTHEASTERLY SIDE BY THE SOUTHWESTERLY LINE OF MADISON AVENUE (80 FEET IN WIDTH), THENCE SOUTHWESTERLY EXTENDING IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 1800 FEET.

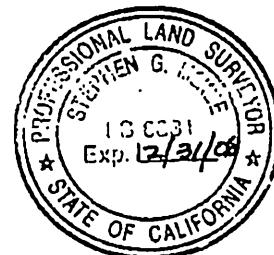
EXCEPTING THEREFROM THAT PORTION OF THE ABOVE -DESCRIBED REAL PROPERTY CONTAINING CERTAIN RAILROAD UTILITIES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF MADISON AVENUE AND THE CENTERLINE OF THE MAINLINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD (FORMERLY DESCRIBED AS THE ATCHISON, TOPEKA, AND SANTA FE RAILWAY) (100 FEET WIDE) DISTANT 221.12 FEET FROM AND NORTH 48°11'01" WEST FROM THE INTERSECTION OF THE CENTERLINES OF MADISON AVENUE AND EVANS STREET WEST; THENCE SOUTH 35°18'00" WEST ALONG SAID RAILROAD CENTERLINE AS SHOWN ON A MAP ON FILE IN MAP BOOK 9 AT PAGE 21, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, A DISTANCE OF 40.28 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWEST RIGHT OF WAY LINE OF MADISON AVENUE (80.00 FEET WIDE); THENCE NORTH 48°11'01" WEST, 50.33 FEET ALONG SAID PROLONGATION TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF THE RAILROAD RIGHT OF WAY WITH THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF MADISON AVENUE BEING ALSO THE MOST EASTERLY CORNER OF THE ABOVE DESCRIBED 100 FOOT WIDE STRIP AND POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 48°11'01" WEST 9.06 FEET; THENCE SOUTH 35°18'00" WEST 50.28 FEET; THENCE SOUTH 54°42'00" EAST , 9.00 FEET TO THE NORTHWESTERLY LINE OF THE RIGHT OF WAY OF SAID RAILROAD; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 35°18'00" EAST 49.12 FEET TO THE POINT OF BEGINNING.

THIS REAL PROPERTY DESCRIPTION WAS PREPARED BY ME IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

Stephen G. Mc Kee
Stephen G. Mc Kee, P.L.S.

Date: Nov. 10, 2006



DESCRIPTION APPROVAL:

[Signature] 3/15/07

EXHIBIT A

**EXHIBIT B TO
GRANT DEED**

Depiction of Property

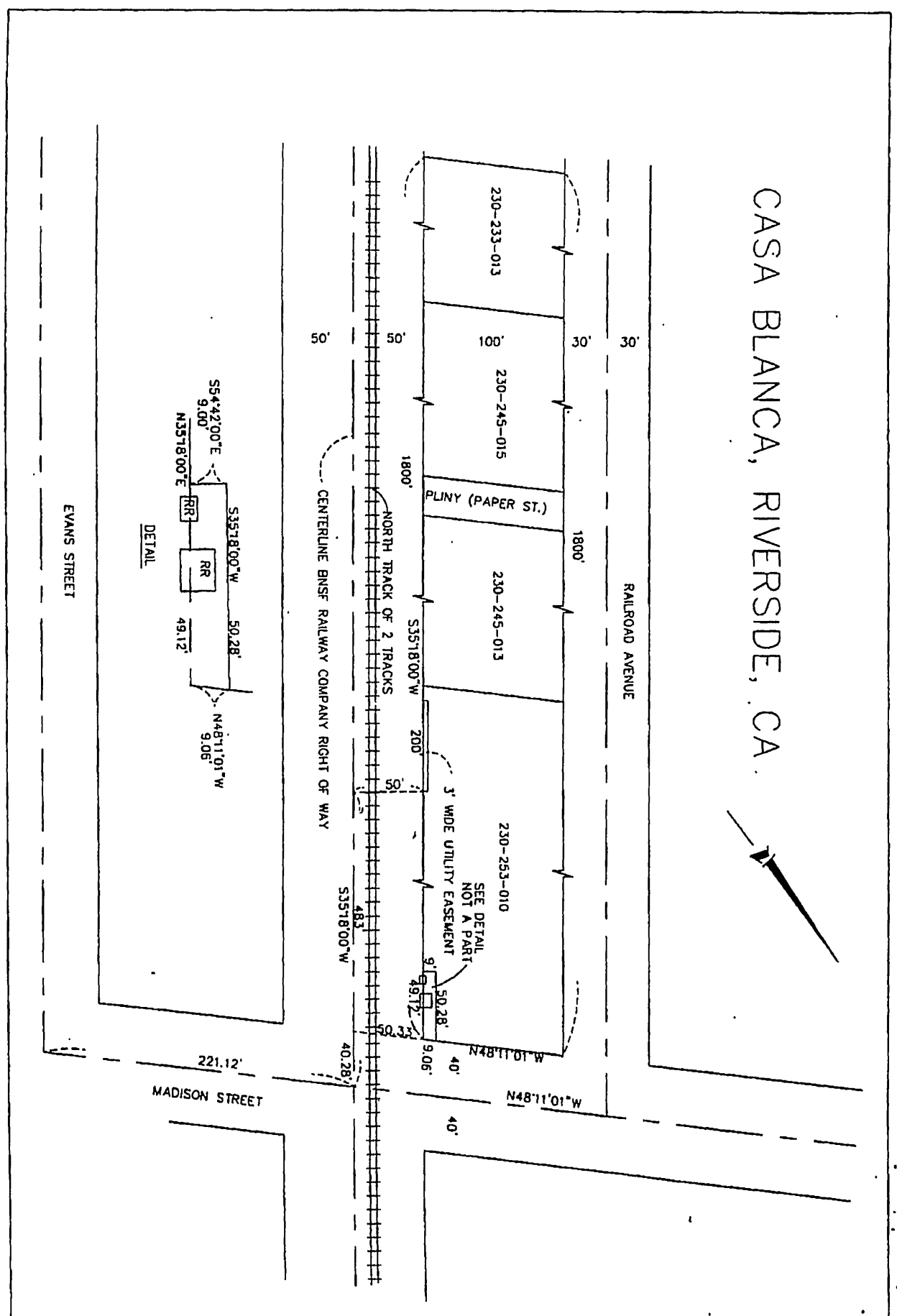
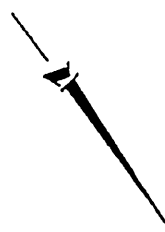
[attached behind this page]

RVPUBIDGILSON727322.1

EXHIBIT B

16063

CASA BLANCA, RIVERSIDE, CA.



STEPHEN MCKEE
 PROFESSIONAL LANDSURVEYOR
 11577 KNOLL VISTA STREET
 MORENO VALLEY, CA 92555
 (951) 242-0993

DATE: 11-08-2006
 SCALE: NOT TO SCALE
 CHECKED BY: SGM
 DRAFTED BY: SGM
 DESIGNED BY:

PREPARED FOR:
 EPIC LAND SOLUTIONS, INC.

EXHIBIT "B"
 REAL ESTATE PLAT
 DEPICTING EXHIBIT "A"

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