

UNITED TITLE COMPANY

When recorded mail to:

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

DC # 2008-0085577

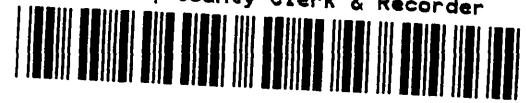
02/21/2008 08:00A Fee:NC

Page 1 of 8

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)

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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
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257406-05

Project: Five Points Improvement
APNs: 146-231-020, 022, 025, and 026
Address: 11083, 11089, 11099 Hole Avenue
and 11076 Bushnell Avenue

D - 151513

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T
029

TRM 009-175
OTT-0 no consideration

GRANT DEED

EDWARD J. DEERY AND SANDRA C. DEERY, TRUSTEES OF THE EDWARD J. DEERY AND SANDRA C. DEERY TRUST DATED 8-29-01, 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.

EDWARD J. DEERY AND SANDRA C. DEERY TRUST DATED 8-29-01

Dated 1-30-08

Edward J. Deery TRUSTEE
Edward J. Deery, Trustee

Sandra C. Deery Trustee
Sandra C. Deery, Trustee

116178

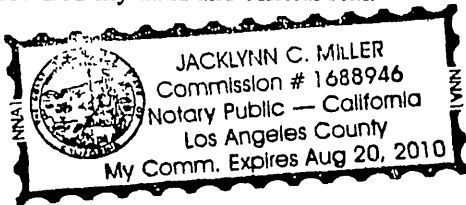
GENERAL ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE JCM)ss
Los Angeles)

On JANUARY 30, 2008, before me, Jacklynn C. Miller, Notary Public, personally appeared EDWARD J. DEERY AND SANDRA C. DEERY who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Handwritten signature of Jacklynn C. Miller, Notary 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 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 2/5/08

REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE

By: Amelia M. Valeri

APPROVED AS TO FORM:

Handwritten signature of Agency General Counsel, AGENCY GENERAL COUNSEL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles }

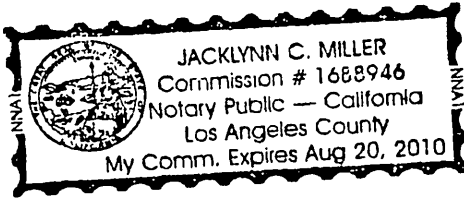
On JANUARY 30, 2008 before me, JACKLYNN C. MILLER, Notary Public

personally appeared EDWARD J. DEERY AND SANDRA C. DEERY

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature JACKLYNN C. MILLER
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

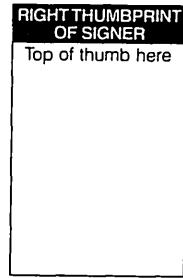
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

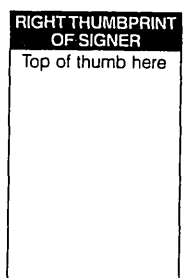
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

16178

EXHIBIT A

APN: 146-231-020, 022, 025 & 026
FEE SIMPLE INTEREST

PARCEL 1:

That portion of Lot 8 in Block 58, Lot 2 in Block 59 and Lot "I" as shown on Tract No. 2 La Sierra Heights by map on file in Book 7 of Maps at Page 66 thereof, Records of Riverside County, California, described as follows:

Beginning at the intersection of the centerline of said Lot "I" and the Northerly prolongation of the centerline of Lot "T" as shown on said Tract No. 2 La Sierra Heights;

Thence North 44°15' East, 175 feet;

Thence South 45°45' East, 70.83 feet;

Thence South 11°06' West, 107.79 feet;

Thence North 78°54' West, 155 feet, to the point of beginning.

EXCEPTING THEREFROM a strip of land 29 feet wide along the Northwesterly boundary.

ALSO EXCEPTING THEREFROM a strip 30 feet wide along the Southerly boundary for highway and other public purposes.

ALSO EXCEPTING THEREFROM any portion in lying La Sierra Avenue (formerly Holden Avenue) as shown on said La Sierra Gardens.

ALSO EXCEPTING THEREFROM that portion of Hole Avenue as conveyed to the City of Riverside by deed recorded October 14, 1975 as instrument no. 125809, Official Records of Riverside County, California.

Said property is also shown as Lot 4 on Assessor's Map No. 21 on file in Book 1 Page 26 of Assessor's Maps, Records of Riverside County, California.

PARCEL 2:

The Northwesterly 29.52 of that portion of Lot 8 in Block 58 as shown on Tract No. 2 La Sierra Heights by map on file in Book 7 of Maps at Page 66 thereof, Records of Riverside County, California, described as follows:

Beginning at a point on the centerline of Hole Avenue as shown on La Sierra Gardens by map on file in Book 11 of Maps at Pages 42 through 50 thereof, Records of Riverside County, California, which point bears South 78°54' East 205 feet from the intersection of the centerline of Lots "I" and "T" as shown on said Tract No. 2 La Sierra Heights;

Thence North 11°06' East, 143.08 feet;

Thence North 65°53' East 61.20 feet;
Thence South 11°06' West, 178.38 feet to the centerline of said Hole Avenue;
Thence North 78°54' West, 50 feet to the point of beginning.

EXCEPTING THEREFROM the Southwesterly Rectangular 30.00 feet for road purposes.

Said 29.52 feet is measured on the centerline of said Hole Avenue.

Said property is also shown on Assessor's Map No. 21 as a portion of Lot 6, on file in Book 1 Page 26 of Assessor's Maps, Records of Riverside County, California.

PARCEL 3:

That portion of Lot 2 in Block 59 and Lot "I" as shown on Tract No. 2 La Sierra Heights by map on file in Book 7 of Maps at Page 66 thereof, Records of Riverside County, California, described as follows:

Beginning at a point on the centerline of Bushnell Avenue, as shown on La Sierra Gardens by map on file in Book 11 of Maps at Pages 42 through 50 thereof, Records of Riverside County, California, which point bears North 44°15' East 175 feet from the intersection of the centerline of said Lot "I" and Lot "P" produced Southerly as shown on said Tract No. 2 La Sierra Heights;

Thence South 45°45' East 70.83 feet;

Thence North 65°53' East 92.25 feet, to the Southeast corner of the property conveyed to Samuel L. Hefley, et Ux by deed recorded June 22, 1949 as instrument no. 2376, Official Records of Riverside County, California;

Thence North 45°44' West, along the Northeasterly line of said property conveyed to Samuel L. Hefley and the Northwesterly prolongation thereof, 104.93 feet, to the centerline of said Lot "I", also being said Bushnell Avenue;

Thence South 04°15' West 86 feet, to the point of beginning.

EXCEPTING THEREFROM the Northwesterly 20.00 feet thereof, lying in Bushnell Avenue as shown on said La Sierra Gardens.

Said property is also shown as Lot 3 and the Southwesterly 3.50 feet (as measured at right angles to the west line thereof) of Lot 2 of Assessor's Map No. 21 on file in Book 1 Page 26 of Assessor's Maps, Records of Riverside County, California.

PARCEL 4:

That portion of Lot 8 in Block 58 and Lot "I" as shown on Tract No. 2 La Sierra Heights by map on file in Book 7 of Maps at Page 66 thereof, Records of Riverside County, California, described as follows:

Beginning at a point on the centerline of Hole Avenue, as shown on La Sierra Gardens by map on file in Book 11 of Maps at Pages 42 through 50 thereof, Records of Riverside County, California, which point bears South 78°54' East, 155 feet from the intersection of the centerline of said Lot "I" and Lot "P" produced Southerly as shown on Tract No. 2 La Sierra Heights;

Thence North $11^{\circ}06'$ East, 107.79 feet;
Thence North $65^{\circ}53'$ East, 61.20 feet;
Thence South $11^{\circ}06'$ West, 143.08 feet;
Thence North $78^{\circ}54'$ West, along the centerline of said Hole Avenue, 50 feet, to the point of beginning.

EXCEPTING THEREFROM that portion lying in Hole Avenue on the Southwest, as shown on said La Sierra Gardens.

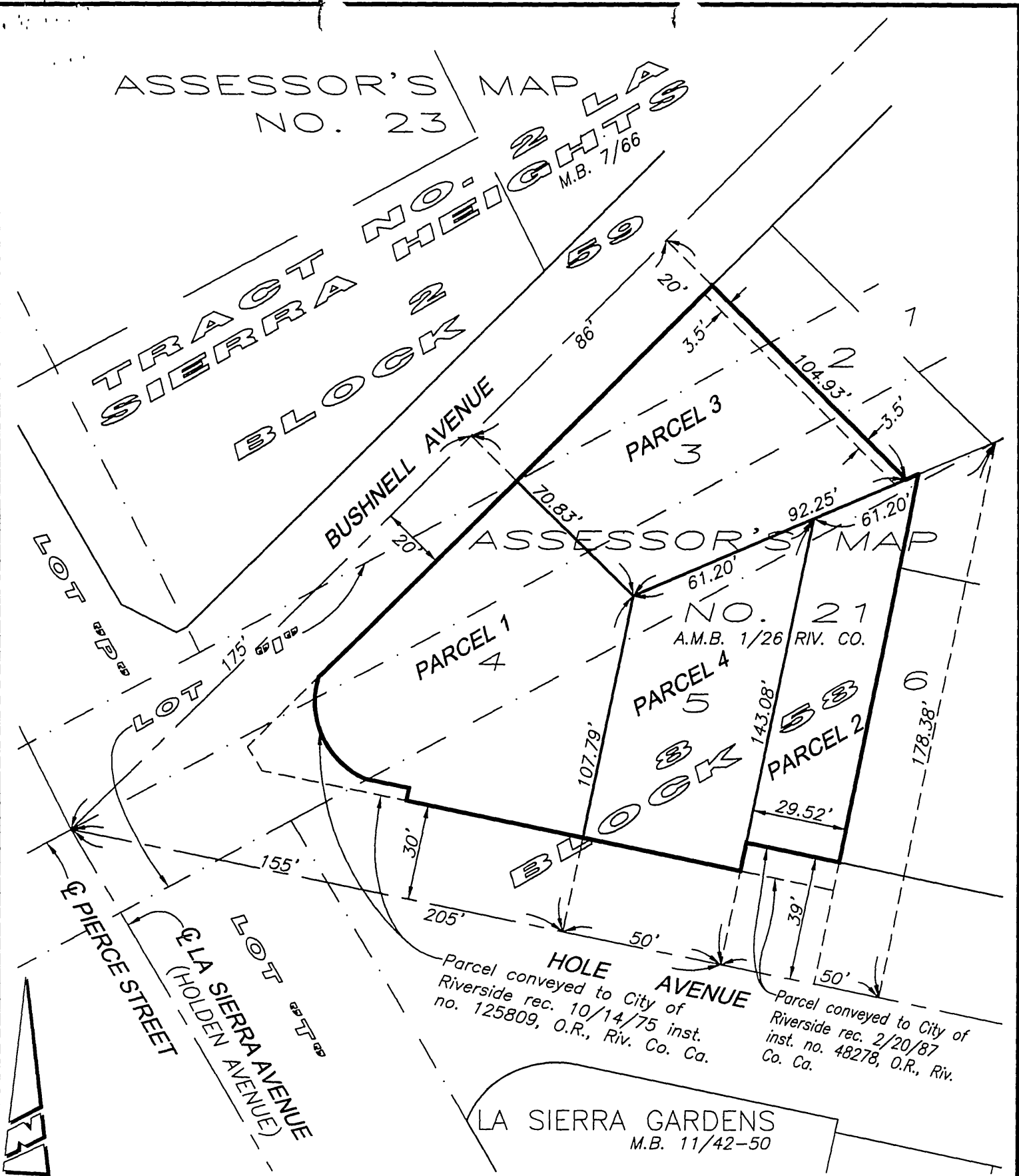
Said property is also shown as Lot 5 on Assessor's Map No. 21 on file in Book 1 Page 26 of Assessor's Maps, Records of Riverside County, California.

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

Mark S. Brown 9/24/07 Prep. E.V.
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/07



ASSESSOR'S MAP
NO. 23



• CITY OF RIVERSIDE, CALIFORNIA •

63-6
64-5

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: EV

DATE: 5/10/07

SUBJECT: FIVE POINTS PROJECT - W.O. 0702994

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