

When recorded mail to:

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

DOC # 2008-0224354

05/01/2008 08:00A Fee:NC

Page 1 of 6

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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NCHG CC									513

Project:  
APN: Portion 234-101-055  
Address: 9696 Magnolia Avenue

D - 16207



**GRANT DEED**

JAGGED EDGE CORPORATION, A CALIFORNIA CORPORATION, Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) 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 3/31/08

JAGGED EDGE CORPORATION,  
A CALIFORNIA CORPORATION

By: [Signature]

By: Mohammad Mehdi Tehranchi

Print Name: SAHIN TEHRANCHI

Print Name: Mohammad H. Tehranchi

Title: Vice President/Secy

Title: President

**GENERAL ACKNOWLEDGMENT**

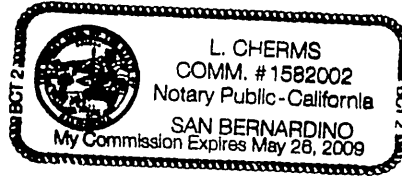
State of California  
County of San Bernardino

On March 18, 2008, before me, L. Chermis, a notary public, personally appeared Mohammad M. Tehranchi, 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.

L. Chermis (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 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: 4/9/08

REDEVELOPMENT AGENCY OF THE  
CITY OF RIVERSIDE

By: Amelia M. Valeri

Print Name: Amelia M. Valeri

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07-2171.1 rm 02/12/08

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY: [Signature]  
Deputy City Attorney



GENERAL ACKNOWLEDGMENT

State of California  
County of Orange

On March 31, 2008, before me, Chi Chi DiShanni, Notary Public, a notary public, personally appeared Shahin Tebeanchi, 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.

Chi Chi DiShanni (SEAL)  
Signature



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2008-0224354  
05/01/2008 08 00A  
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**EXHIBIT A**

PORTION APN 234-101-055

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING THAT PORTION OF LOT 4 IN BLOCK 26 OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP ON FILE IN MAP BOOK 1, PAGE 62 THEREOF, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHEASTERLY LINE OF MYERS STREET AS SHOWN ON SAID MAP OF THE VILLAGE OF ARLINGTON, DISTANT THEREON 160.00 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID LOT;

THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 3.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTHEASTERLY, PARALLEL WITH SAID NORTHEASTERLY LINE 72.00 FEET;

THENCE NORTHWESTERLY, PARALLEL WITH SAID NORTHEASTERLY LINE OF MYERS STREET, 10.00 FEET;

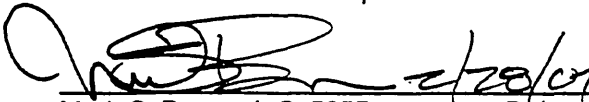
THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 72.00 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 3.00 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE OF MYERS STREET;

THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE 10.00 to THE POINT OF BEGINNING

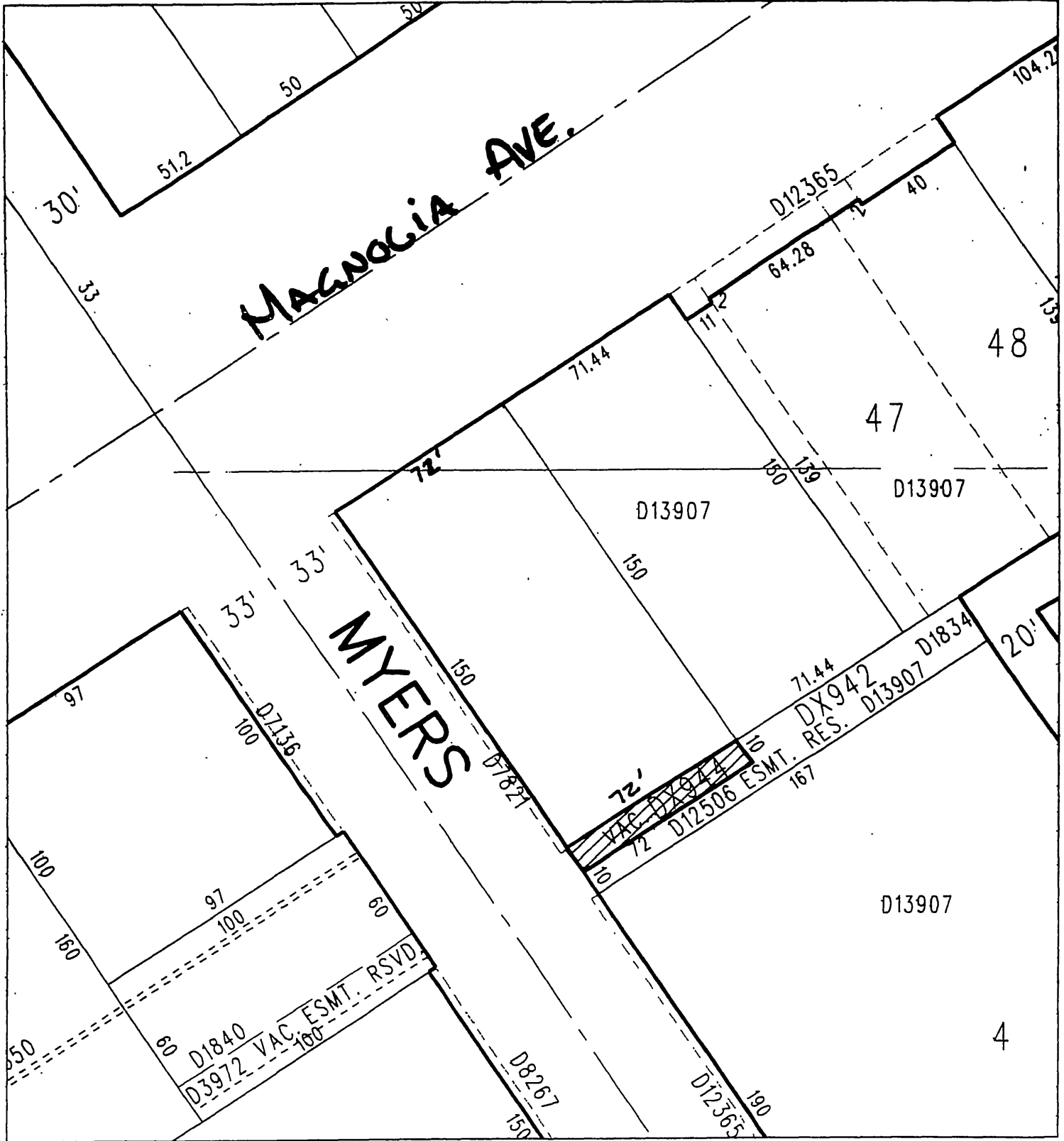
SUBJECT TO PERMANENT EASEMENTS AND RIGHTS OF WAY RESERVED TO THE CITY OF RIVERSIDE FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES, GAS LINE FACILITIES, AND AERIAL AND UNDERGROUND TELEGRAPH, TELEPHONE, AND COMMUNICATION FACILITIES.

AREA: 720 SQUARE FEET

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

  
Mark S. Brown, L.S. 5655                      Date                      Prep. \_\_\_\_\_  
License Expires 9/30/07





◆ CITY OF RIVERSIDE, CALIFORNIA ◆ 65-8

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" = 50' Drawn by: bmark Date: 02/28/07

Subject: Myers and Magnolia

16207