

Recording Requested By
 First American Title Company
 Riverside Resale

When recorded mail to:

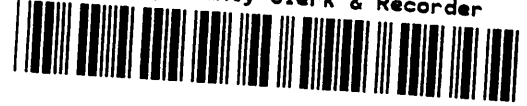
City Clerk's Office
 City of Riverside
 City Hall, 3900 Main Street
 Riverside, California 92522

DOC # 2008-0236570

05/06/2008 08:00A Fee:NC
 Page 1 of 7

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)

Project: Van Buren SR 91 Improvements
 Parcel 3
 A.P.N. 233-063-007
 TRA-009-139

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D - 16219



GRANT DEED

R.J.R. PROPERTIES, INC., a Nevada corporation, as Grantor, FOR VALUABLE
 CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY
 OF RIVERSIDE, a municipal corporation of the State of California, 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.

IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this 4th day of

APRIL, 2008.

***R.J.R. PROPERTIES, INC., a Nevada corporation**

By * Hagop Kofdarali

HAGOP KOFDARALI
(print name)

Title PRESIDENT

By _____

(print name)

Title _____

GENERAL ACKNOWLEDGEMENT

State of California

County of _____ } ss

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

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:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of RIVERSIDE }

On 4-4-08 before me, JOAN WILLIS, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

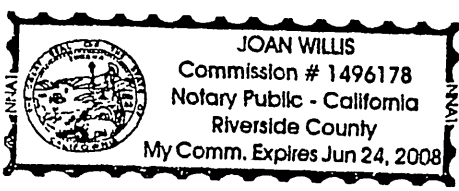
personally appeared HAKOP KOFJARACI
Name(s) of Signer(s)

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 [Handwritten Signature]
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: _____

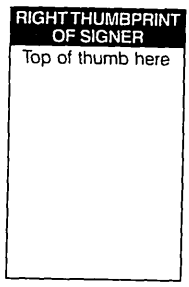
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

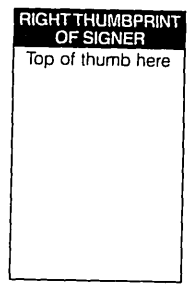
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



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: _____

16219

**CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)**

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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 4/28/08

CITY OF RIVERSIDE

By Amelia M. Valeri

PARCEL 3 DEED RJR DOC

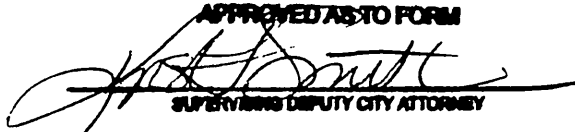
APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

*Van Buren SR91 Improvements - Parcel 3
A.P.N. 233-063-007
Fee Simple Interest*

All that certain real property located in the City of Riverside, County of Riverside, State of California, as described in deed to R.J.R. Properties, Inc., a Nevada Corporation, as Parcel 1 by Quitclaim Deed recorded August 02, 1996, as Instrument No. 291549 of Official Records of Riverside County, California, being described in said Quitclaim Deed as follows:

That portion of Lot 10 in Block 25 of the Village of Arlington, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 1, Page(s) 62 of Maps, in the office of the County Recorder of San Bernardino County, California, described as follows:

BEGINNING at a point on the southeasterly line of said Lot, 148.10 feet southwesterly from the most easterly corner of said Lot 10, said southeasterly line being the northwesterly line of Indiana Avenue, as shown on said map, said point being the most southerly corner of that certain parcel of land as conveyed to Roberto S. Romo and Antonia A. Romo, husband and wife, by deed recorded June 2, 1953, in Book 1478, Page(s) 36, Official Records, Riverside County records;

THENCE southwesterly, along the southeasterly line of said Lot, 60.25 feet (recorded in said Quitclaim Deed as 59.50 feet) to the most easterly corner of that certain parcel of land as conveyed to Rinaldo Carli and Catherine Carli, husband and wife, by deed recorded April 7, 1939, in Book 411, Pages(s) 454 of Official Records, Riverside County records;

THENCE northwesterly along the easterly line of said parcel so conveyed to Rinaldo Carli, et ux., 285.90 feet to the most northerly corner thereof, said point being on the northwesterly line of the property conveyed to Isabella Bellino by deed recorded July 7, 1922, in Book 570, Page(s) 569 of Deeds, Riverside County records;

THENCE northeasterly along the northwesterly line of the property so conveyed 60.18 feet (recorded in said Quitclaim Deed as 59.90 feet) to the most westerly corner of that certain parcel of land as conveyed to Robert S. Romo, et ux., herein above referred to;

THENCE southeasterly along the southerly line of the property so conveyed, 285.90 feet to the POINT OF BEGINNING;


EXCEPT THEREFROM that portion granted to the State of California by deed filed for record November 8, 1956, as Instrument No. 76686, Official Records;

ALSO EXCEPT THEREFROM that portion granted to the City of Riverside by deed recorded February 8, 1974, as Instrument No. 16153, Official Records.

The reference for the above described distances of 60.25 feet and 60.18 feet are shown on State Highway Right-of-Way Map VIII-RIV-43-RIV Sheet 6 of 23 Sheets on file with the County Surveyor of Riverside County, California.

Area - 4,664 square feet.

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

 7/31/07 Date Prep. Kog
Mark S. Brown, L.S. 5655
License Expires 9/30/07



RIVERSIDE 91 FREEWAY

VAN BUREN BOULEVARD

VILLAGE OF ARLINGTON

M.B. 1/62 S.B. Co.

LOT 10

BLOCK 25

11/8/56
#76686

R/S 48/83

950'

RJR PROPERTIES, INC.
233-063-007
03
4664 SQ. FT.
FEE SIMPLE INTEREST

4/7/39
411/454

6/2/53
1478/36

2/8/74
#16153

INDIANA AVENUE

R/S 52/85

////////// INDICATES ACCESS DENIAL LINE

• CITY OF RIVERSIDE, CALIFORNIA •

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

66-7

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 1/4/07

SUBJECT: VAN BUREN BOULEVARD SR91 IMPROVEMENTS

16219