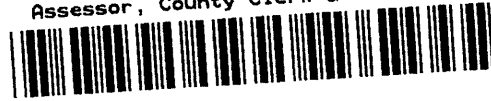


When recorded mail to:

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

DOC # 2011-0112607  
03/11/2011 02:29P Fee:NC  
Page 1 of 14  
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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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APN: 138-470-013  
Formerly known as 138-020-010

~~DX~~

D-16573



GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA, a public body corporate and politic, as Grantor, does hereby grant to THE CITY OF RIVERSIDE, a California charter city and municipal corporation, the real property as granted to the Redevelopment Agency of the City of Riverside in Instrument 2007-0537554, recorded on 08/21/2007, located in the City of Riverside, County of Riverside, State of California.

Dated: March 8, 2011

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

By: Belinda J. Graham  
Belinda J. Graham, Assistant City Manager  
for Bradley J. Hudson, Executive Director

APPROVED AS TO FORM:  
[Signature]  
AGENCY GENERAL COUNSEL

Attest: Colleen J. Nicol  
Colleen J. Nicol, Agency Secretary

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

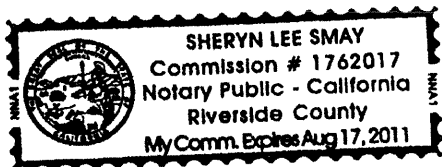
State of California

County of RIVERSIDE

On MARCH 11, 2011 before me, SHERYN LEE SMAY, NOTARY PUBLIC,  
Date Here Insert Name and Title of the Officer

personally appeared BELINDA J. GRAHAM  
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: Sheryn Smay  
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: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_

Individual  Individual

Partner —  Limited  General  Partner —  Limited  General

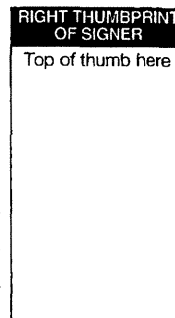
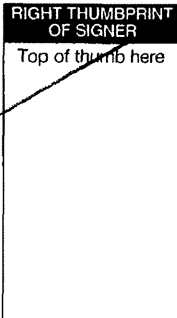
Attorney in Fact  Attorney in Fact

Trustee  Trustee

Guardian or Conservator  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_



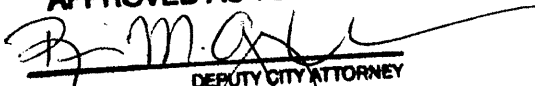
**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and 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: MAR 11, 2011

**CITY OF RIVERSIDE**

By:   
Real Property Manager

**APPROVED AS TO FORM**  
  
DEPUTY CITY ATTORNEY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Riverside

On March 11, 2011 before me, Sherry R. Morton Notary Public

personally appeared Colleen J. Nicol

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: Sherry R. Morton

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:

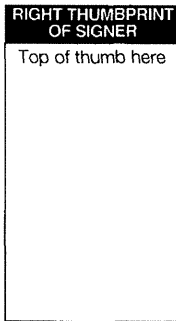
Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

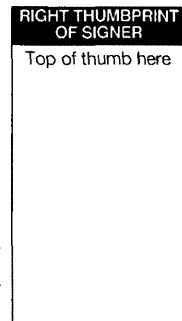
- Corporate Officer - Title(s)
Individual
Partner - Limited / General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



Signer Is Representing:

Signer's Name:

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



Signer Is Representing:

When Recorded Mail To:

Riverside City Attorney's Office  
3900 Main Street  
Riverside, CA 92522  
Ref: CA# 06-1663.2

DOC # 2007-0537554

08/21/2007 08:00A Fee:NC

Page 1 of 10

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



This instrument is for the benefit  
of the City of Riverside and is  
exempt from recording fees  
(Government Code § 27383<sup>1</sup>)

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JUDGMENT AND FINAL ORDER OF CONDEMNATION  
CASE NO. RIC458095



<sup>1</sup> Government Code § 27383: "No fee shall be charged by the recorder for services rendered to the State, to any municipality, county in the State or other political subdivision thereof, except for making a copy of a paper or record."

AUG 0 9 2007

1 GREGORY P. PRIAMOS, Agency General Counsel, SBN 136766  
 2 HERIBERTO F. DIAZ, Deputy Agency General Counsel, SBN 132821  
 3 REDEVELOPMENT AGENCY OF THE AGENCY OF RIVERSIDE  
 4 Agency Hall, 3900 Main Street  
 Riverside, California 92522  
 951-826-5567 Telephone  
 951-826-5540 Facsimile

5 Attorneys for Plaintiff, Redevelopment Agency (Fee Exempt Gov't Code § 6103)  
 6 of the Agency of Riverside

**FILED**  
 SUPERIOR COURT OF CALIFORNIA  
 COUNTY OF RIVERSIDE

AUG 13 2007

SUPERIOR COURT OF CALIFORNIA  
 COUNTY OF RIVERSIDE

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

12 Plaintiff,

13 vs.

14 NARAYAN A. PATEL; HIRABEN  
 15 NARAYANBHAI PATEL; ANIL  
 16 NARAYANBHAI PATEL; DAXABEN  
 17 ANILKUMAR PATEL; PACIFIC CASTLE  
 NEWPORT, LLC; ALL PERSONS  
 UNKNOWN CLAIMING AN INTEREST IN  
 THE PROPERTY; AND DOES 1 THROUGH  
 100, inclusive,

18 Defendants.

Case No.: RIC458095  
 Assigned for all purposes to the  
 Honorable Judge E. Michael Kaiser  
 Department 3

**JUDGMENT AND FINAL ORDER OF  
 CONDEMNATION**

APN 138-020-010

Complaint Filed: October 4, 2006

19  
 20 Pursuant to a written stipulation by and between plaintiff Redevelopment Agency of the  
 21 Agency of Riverside (hereinafter "Agency"), by and through Heriberto F. Diaz, Deputy Agency  
 22 General Counsel, and defendants Narayan A. Patel, Hiraben Narayanbhai Patel, Anil  
 23 Narayanbhai Patel, and Daxaben Anilkumar Patel (hereinafter collectively "Patel"), by and  
 24 through their attorneys of record, Mark S. Sabbah, Esq., of Sabbah & Mackoul, that a Judgment  
 25 and Final Order of Condemnation as to Assessor's Parcel Number 138-020-010 may be made

1  
 JUDGMENT AND FINAL ORDER OF CONDEMNATION



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 09/21/2007 08:08A  
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1 and entered herein in accordance with the terms and conditions hereof without further notice to  
2 said defendants:

3 IT IS HEREBY FOUND AND DETERMINED:

4 1. The interest of defendants Patel in and to the real property designated in the  
5 complaint as Assessor's Parcel Number 138-020-010 is fee simple absolute.

6 2. Plaintiff Redevelopment Agency for the City of Riverside is, and at all times  
7 herein mentioned has been, a duly organized public body, corporate and politic, established and  
8 existing under and by virtue of the laws of the State of California (Health and Safety Code §  
9 33000 et seq.) and is by law vested with authority to exercise the power of eminent domain to  
10 acquire private property for a public use and purpose, to wit: for assemblage and redevelopment  
11 of underutilized parcels in the La Sierra/ Arlanza Project Area ("Project").

12 3. After a duly noticed public hearing and an opportunity to be heard in compliance  
13 with Code of Civil Procedure section 1245.235, on September 19, 2006, Agency adopted  
14 Resolution No. 808 authorizing plaintiff to acquire the property described in the complaint on  
15 file herein, including Riverside County Assessor's Parcel Number ("APN") 138-020-010 by  
16 eminent domain ("Subject Property"). In compliance with sections 1245.220 and 1245.230 of the  
17 Code of Civil Procedure, Agency found and determined that: (a) the public interest and necessity  
18 require the proposed project, (b) the proposed project is planned and located in the manner that  
19 will be most compatible with the greatest public good and least private injury, (c) the acquisition  
20 and taking of fee simple interests in the property sought to be acquired are necessary for the  
21 Project, and (d) the offer required by section 7267.2 of the Government Code has been made to  
22 the owners of record of the Subject Property.

23 4. Plaintiff commenced this eminent domain action to condemn the following  
24 property interests: a fee simple in and to APN 138-020-010.

25 ///



1 5. Plaintiff named the following defendants in this action:

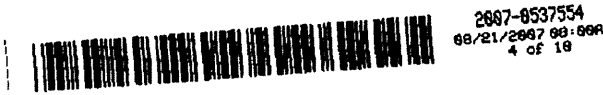
2	<u>Defendant</u>	<u>Parcel Interest</u>
3	Narayan A. Patel	Owner
4	Hiraben Narayanbhai Patel	Owner
5	Anil Narayanbhai Patel	Owner
6	Daxaben Anilkumar Patel	Owner
7	Pacific Castle Newport, LLC	Potential Claimant

8 6. On October 3, 2006, plaintiff deposited with the State Treasury Condemnation  
9 Fund the amount of One Million Six Hundred Twenty Thousand Dollars (\$1,620,000.00) as a  
10 deposit of probable just compensation. None of the parties in this action has made an application  
11 to withdraw any portion of the deposit of probable compensation. All funds remain on deposit  
12 with the State Treasurer.

13 7. The use for which an interest in and to Assessor's Parcel Number 138-020-010 is  
14 being acquired is a use authorized by law and the acquisition of said interest is necessary to said  
15 use.

16 8. An Order for Prejudgment Possession was signed by the Honorable Judge Gloria  
17 Connor Trask on October 10, 2006, authorizing plaintiff to take possession of APN 138-020-010  
18 on the ninetieth (90th) day following the date of service of said order. Pursuant to said order  
19 plaintiff was authorized to take possession of APN 138-020-010 on February 3, 2007.

20 9. By execution of the Stipulation re Settlement and for Entry of Judgment and Final  
21 Order of Condemnation ("Stipulation") herein, defendants Patel waive the right to jury trial,  
22 Statement of Decision, Notice of Entry of Judgment in Condemnation, Notice of Entry of Final  
23 Order of Condemnation as to Assessor's Parcel Number 138-020-010 and the right and time for  
24 appeal.





1           10. Pursuant to the Stipulation, defendants Patel expressly waive the right to  
 2 challenge the Agency's right to acquire the property by eminent domain, the right to further and  
 3 greater compensation, and the right to an award of attorneys fees, to the extent that they may be  
 4 allowable by law.

5           11. Pursuant to the Stipulation, the total amount of just compensation to be paid by  
 6 plaintiff to defendants Patel is the sum of One Million Eight Hundred Twenty Thousand Dollars  
 7 (\$1,820,000.00) ("Award"). The Award is inclusive of statutory interest, attorney fees and all  
 8 costs of suit, including those costs defined in California Code of Civil Procedure section  
 9 1268.710, and litigation expenses including, but not limited to those defined in California Code  
 10 of Civil Procedure section 1235.140.

11           12. The total of all applicable unpaid taxes, penalties, and costs for prior, current, and  
 12 next succeeding tax years, prorated to the date of possession are as follows:

<u>Assessor's Parcel Number</u>	<u>Total Unpaid Taxes, Penalties and Costs</u>
138-020-010	\$0.00

15           13. The following defendant filed a disclaimer of interest on the date indicated below  
 16 and is entitled to no compensation herein:

<u>Defendant</u>	<u>Date Filed</u>
Pacific Castle Newport, LLC	February 26, 2007

19           **WHEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:**

20           1. The total compensation, award, and damages to be paid as a result of the  
 21 condemnation of the interests of defendants Patel in and to APN 138-020-010 is the total sum of  
 22 One Million Eight Hundred Twenty Thousand Dollars (\$1,820,000.00) ("Award").

23           2. Defendants Patel waive any claims to statutory interest, relocation costs and  
 24 assistance pursuant to California Government Code section 7260 *et seq.*, all costs of suit pursuant  
 25 to California Code of Civil Procedure section 1268.710, and all litigation expenses including, but

**JUDGMENT AND FINAL ORDER OF CONDEMNATION**



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1 not limited to, those defined in California Code of Civil Procedure section 1235.140. Payment  
 2 hereunder shall be deemed to be the total just compensation and damages, if any, to which  
 3 defendants Patel shall be entitled by reason of the condemnation of Assessor's Parcel Number  
 4 138-020-010.

5 3. The Award herein to be paid outside of these court proceedings shall be payable  
 6 to Narayan A. Patel, Hiraben Narayanbhai Patel, Anil Narayanbhai Patel, and Daxaben  
 7 Anilkumar Patel on or before thirty (30) days following entry of this Judgment or after this  
 8 Judgment is available for certification by the court, whichever is later, by way check delivered to  
 9 the following address:

10 c/o Mark S. Sbbah, Esq.  
 11 SABBAB & MACKOUL  
 12 4255 Main Street  
 13 Riverside, California 92501

14 4. Payment to defendants Patel of the sums herein above specified shall constitute  
 15 payment in full for the real property taken and for all damages of any kind and nature whatsoever  
 16 suffered by said defendants by reason of such taking and construction of the project in the  
 17 manner proposed.

18 5. Pursuant to an Order of Prejudgment Possession, plaintiff took possession of  
 19 Assessor's Parcel Number 138-020-010 on February 3, 2007.

20 6. Defendants Patel's portion of taxes, if any, is cancelled as of February 3, 2007.

21 7. The funds on deposit with the Treasurer of the State of California, Condemnation  
 22 Fund, in the amount of One Million Six Hundred Twenty Thousand Dollars (\$1,620,000.00),  
 23 including all interest remaining on deposit, shall be disbursed payable to plaintiff Redevelopment  
 24 Agency of the City of Riverside forthwith as follows:

25 Heriberto F. Diaz, Deputy Agency General Counsel  
 Office of the Agency Attorney  
 Agency of Riverside  
 3900 Main Street, Fifth Floor  
 Riverside, California 92522

JUDGMENT AND FINAL ORDER OF CONDEMNATION



2007-0337554  
 08/21/2007 08:08A  
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1 WHEREFORE THE COURT NOW MAKES THE FOLLOWING ORDER OF  
2 CONDEMNATION:

3 The interest condemned to the Redevelopment Agency of the City of Riverside is a fee  
4 simple absolute in and to Assessor's Parcel Number 138-020-010.

5 Upon payment of the Award, the interest of defendants Narayan A. Patel, Hiraben  
6 Narayanbhai Patel, Anil Narayanbhai Patel, and Daxaben Anilkumar Patel in the real property  
7 designated as Assessor's Parcel Number 138-020-010 is hereby condemned for the public use  
8 and purposes described in the Complaint herein, to wit, for assemblage and redevelopment of  
9 underutilized parcels in the La Sierra/ Arlanza Project Area. Plaintiff Redevelopment Agency of  
10 the City of Riverside to take title to the interests of said defendants in the real property described  
11 in Exhibit "A" hereto, together with all improvements thereon in which said defendants have an  
12 interest, free and clear of any and all liens, encumbrances, easements, and leaseholds, of  
13 whatever kind or nature.

14 Plaintiff has caused final disposition as to all parties named in the Complaint and/or  
15 appearing and this matter requires no further court action. Wherefore this Judgment and Final  
16 Order of Condemnation is now made and entered.

17  
18  
19 DATED: 8/10/07   
20 Judge of the Superior Court

21 O:\Cycorn\WP\Does\021\VP003\00069255.WPD  
22 06-1663.2  
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7 of 19

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08/21/2007 08:08A  
8 of 16

A

EXHIBIT "A"

A.P.N. 138-020-010  
FEE SIMPLE INTEREST

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEASTERLY RECTANGULAR HALF OF LOT 3 IN BLOCK  
39 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS  
SHOWN BY MAP ON FILE IN BOOK 1, PAGE 72, (FORMERLY KNOWN AS BOOK 1,  
PAGE 70) OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA,  
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 3, LOCATED  
125 FEET NORTHEASTERLY FROM THE NORTHWESTERLY CORNER OF THE  
NORTHEASTERLY HALF OF SAID LOT 3;


THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID LOT, A  
DISTANCE OF 125 FEET;

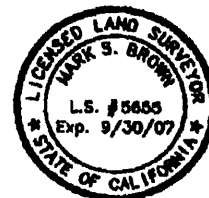
THENCE SOUTHEASTERLY, PARALLEL WITH SOUTHWESTERLY LINE OF SAID LOT, A  
DISTANCE OF 348 FEET;

THENCE SOUTHWESTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID  
LOT, A DISTANCE OF 125 FEET;

THENCE NORTHWESTERLY, PARALLEL WITH SOUTHWESTERLY LINE OF SAID LOT, A  
DISTANCE OF 348 FEET TO THE POINT OF BEGINNING.

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

 8/27/11 Prep. \_\_\_\_\_  
Mark S. Brown, L.S. 6666 Date  
License Expires 9/30/07



2887-8337354  
08/21/2007 08:00A  
9 of 18

16573

This must be in red to be a  
"CERTIFIED COPY"

Each document to which this certificate is attached  
is certified to be a full, true and correct copy of the  
original on file and of record in my office

Superior Court of California  
County of Riverside

By *Walter B. Ferguson*  
DEPUTY

Dated: *8/16/07*



Certification must be in red to be a  
"CERTIFIED COPY"



2007-0537554  
08/21/2007 08:08A  
18 of 19

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