

When recorded mail to:

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

DOC # 2011-0112610  
03/11/2011 02:29P Fee:NC  
Page 1 of 10  
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
			10						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI

Project: Five Points Land Assembly  
APN: 146-162-031, 040, 041 and 042  
Address: 4950, 4952 and 4966 La Sierra

~~DX-~~

Ø



D-16576

### 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 2008-0382163, recorded on 07/11/2008, 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

16576

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

State of California

County of RIVERSIDE

On MARCH 11, 2011 before me, SHERYN LEE SMAY, Notary Public

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  Partner —  Limited  General  Individual  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: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

State of California

County of Riverside

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

Here Insert Name and Title of the Officer

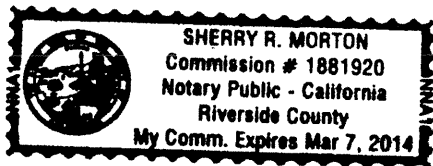
personally appeared Colleen J. Nicol

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: Sherry R. Morton  
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: \_\_\_\_\_

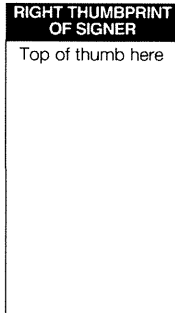
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

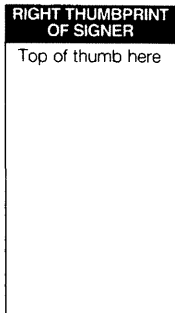
Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

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



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

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



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

10570

**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**

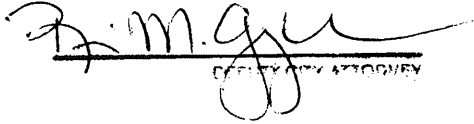
  
CITY ATTORNEY

EXHIBIT "A"

APN: 146-162-031  
FEE SIMPLE INTEREST

That certain real property in the City of Riverside, County of Riverside, State of California described as follows:

PARCEL 1

All that portion of Lot 3 in Block 60 of Tract No. 2 of La Sierra Heights, as shown 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 Northwestern line of said Lot 3, distant thereon 130.00 feet Southwesterly from the Northeastery corner of said Lot 3; said point also being the most Westerly corner of that certain parcel of land described in deed to E. C. Cushman, et al., by document recorded June 23, 1945, in Book 684, Page 348, et seq., Official Records of said Riverside County;


Thence Southwesterly along said Northwestern line of Lot 3, a distance of 60.00 feet to a point in the Northwestern boundary of Parcel 4 of those certain parcels of land described in deed to Amin Namini, et ux., by document recorded May 16, 2005, as Document No. 2005-0385154, Official Records of said Riverside County, distant thereon 41.93 feet Northeastery from the most Westerly corner of said Parcel 4;

Thence Southeastery along said Northwestern boundary, a distance of 50.00 feet to the Southwesterly prolongation of the Southeastery line of said parcel of land described in deed to E. C. Cushman, et al.;

Thence Northeastery along said Southwesterly prolongation of the Southeastery line of said parcel of land described in deed to E. C. Cushman, et al., and along said Northwestern boundary of Parcel 4, a distance of 60.00 feet to the most Southerly corner of said parcel of land described in deed to E. C. Cushman, et al.;

Thence Northwestern along the Southwesterly line of said parcel of land described in deed to E. C. Cushman, et al., a distance of 50.00 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.

  
Mark S. Brown, L.S. 5655  
License Expires 9/30/09  
Date 4/16/08 Prep. E.V.



**Exhibit "B"**

**FIVE POINTS**

**APN: 146-162-040, 041 & 042**

**FEE SIMPLE INTEREST**

**That certain real property in the City of Riverside, County of Riverside, State of California described as follows:**

**Parcel 2**

**That portion of Lot 3 in Block 60 of Tract No. 2 of La Sierra Heights, as shown 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 Northeasterly line of said Lot 3, a distance of 504.41 feet Northwesterly from the most Easterly corner of Lot 1 in said Block 60;**

**Thence S.62°02'00"W., a distance of 130.00 feet;**

**Thence Southeasterly and parallel with the Northeasterly line of said Lot 3, a distance of 50.00 feet;**

**Thence N.62°02'00"E., a distance of 130.00 feet to the Northeasterly line of said Lot 3;**

**Thence Northwesterly on said Northeasterly line 50.00 feet to the point of beginning.**

**EXCEPTING THEREFROM that certain parcel of land described to the City of Riverside by deed recorded April 25, 1984 as Instrument No. 85594, Official Records of Riverside County, California.**

**The above described parcel of land contains 0.138 acres, more or less.**

**Parcel 3**

**That portion of Lot 3 in Block 60 of Tract No. 2 of La Sierra Heights, as shown 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 Northeasterly line of said Lot 3, S.27°04'00"E., a distance of 173.00 feet from the most Northerly corner of said Lot 3;**

**Thence S.62°02'00"W., a distance of 230.10 feet, more or less to the Northeasterly line of that certain parcel of land conveyed to W.G. Netherly by deed recorded September 24, 1923 in Book 590, Page 353 of Deeds, Records of Riverside County, California;**

**NAMINI APN 146-162-042 Deed**

Thence S.27°25'00"E. along said Northeasterly line of said Parcel, a distance of 126.40 feet to the Northwesterly corner of that certain parcel of land conveyed to Jay J. Netherly, by deed recorded April 1, 1924 in Book 603, Page 65 of Deeds, Records of Riverside County, California;

Thence N.62°02'00"E. along the Northerly line of said Parcel, a distance of 230.10 feet to the Northeasterly line of said Lot;

Thence N.27°04'00"W. along the Northeasterly line of said Lot, a distance of 126.40 feet to the point of beginning.

**EXCEPTING THEREFROM** that certain parcel of land described to the City of Riverside by deed recorded April 25, 1984 as Instrument No. 85594, Official Records of Riverside County, California.

The above described parcel of land contains 0.638 acres, more or less.

**Parcel 4**

That portion of Lot 3 in Block 60 of Tract No. 2 of La Sierra Heights, as shown 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 Northeasterly line of said Lot 3, S.27°04'00"E., a distance of 50.00 feet from the most Northerly corner of said Lot 3;

Thence S.27°04'00"E. along said Northeasterly line, a distance of 123.00 feet;

Thence S.62°02'00"W., a distance of 230.10 feet, more or less to the Northeasterly line of that certain parcel of land conveyed to W.G. Netherly by deed recorded September 24, 1923 in Book 590, Page 353 of Deeds, Records of Riverside County, California;

Thence N.27°25'00"W. along said Northeasterly line, a distance of 173.00 feet to the Northwesterly line of said Lot 3;

Thence N.62°02'30"E. along said Northwesterly line, a distance of 41.93 feet;


Thence S.27°04'00"E., a distance of 50.00 feet;

Thence N.62°02'30"E., a distance of 190.00 feet to the point of beginning.

**EXCEPTING THEREFROM** that certain parcel of land described to the City of Riverside by deed recorded April 25, 1984 as Instrument No. 85595, Official Records of Riverside County, California.

The above described parcel of land contains 0.670 acres, more or less.

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. 6666  
License Expires 9/30/09

6/11/08 Date      Prep. E.V.





Recording Requested By  
First American Title Company  
Riverside Resale

DOC # 2008-0382163

07/11/2008 08:00A Fee:NC

Page 1 of 8

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



When recorded mail to:

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

**FREE RECORDING**

This instrument is for the benefit  
of the Redevelopment Agency of  
the City of Riverside and is entitled  
to be recorded without fee  
(Government Code §6103)

3102628-04

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			9						
M	A	L	485	428	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI

Project: Five Points Land Assembly  
APNS: 146-162-031, 040, 041 & 042  
Addresses: 4950, 4952 and 4966 La Sierra Ave.

TRA.: 009-175

DTT.: \$ RNT 11922 **GRANT DEED**

D - 8

0  
T  
034

AMIN NAMINI AND NAFISEH NAMINI, 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 Exhibits "A & B" attached hereto and  
incorporated herein by this reference, located in the City of Riverside, County of Riverside,  
State of California.

Dated: July 8, 2008

By:   
Amin Namini

By:   
Nafiseh Namini

16576

ACKNOWLEDGEMENT

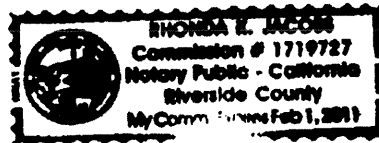
STATE OF CALIFORNIA )  
 )ss  
COUNTY OF RIVERSIDE )

On July 8, 2008 before me, Rhonda K. Jacobs, Notary Public personally appeared Amin Namini & Na'iseh Namini 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.

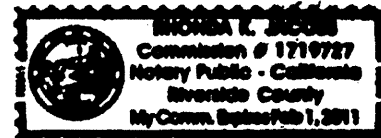
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Rhonda K. Jacobs  
Notary 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: 7/10/08

REDEVELOPMENT AGENCY OF  
THE CITY OF RIVERSIDE

By: Rehail A. Graham  
Real Property Manager

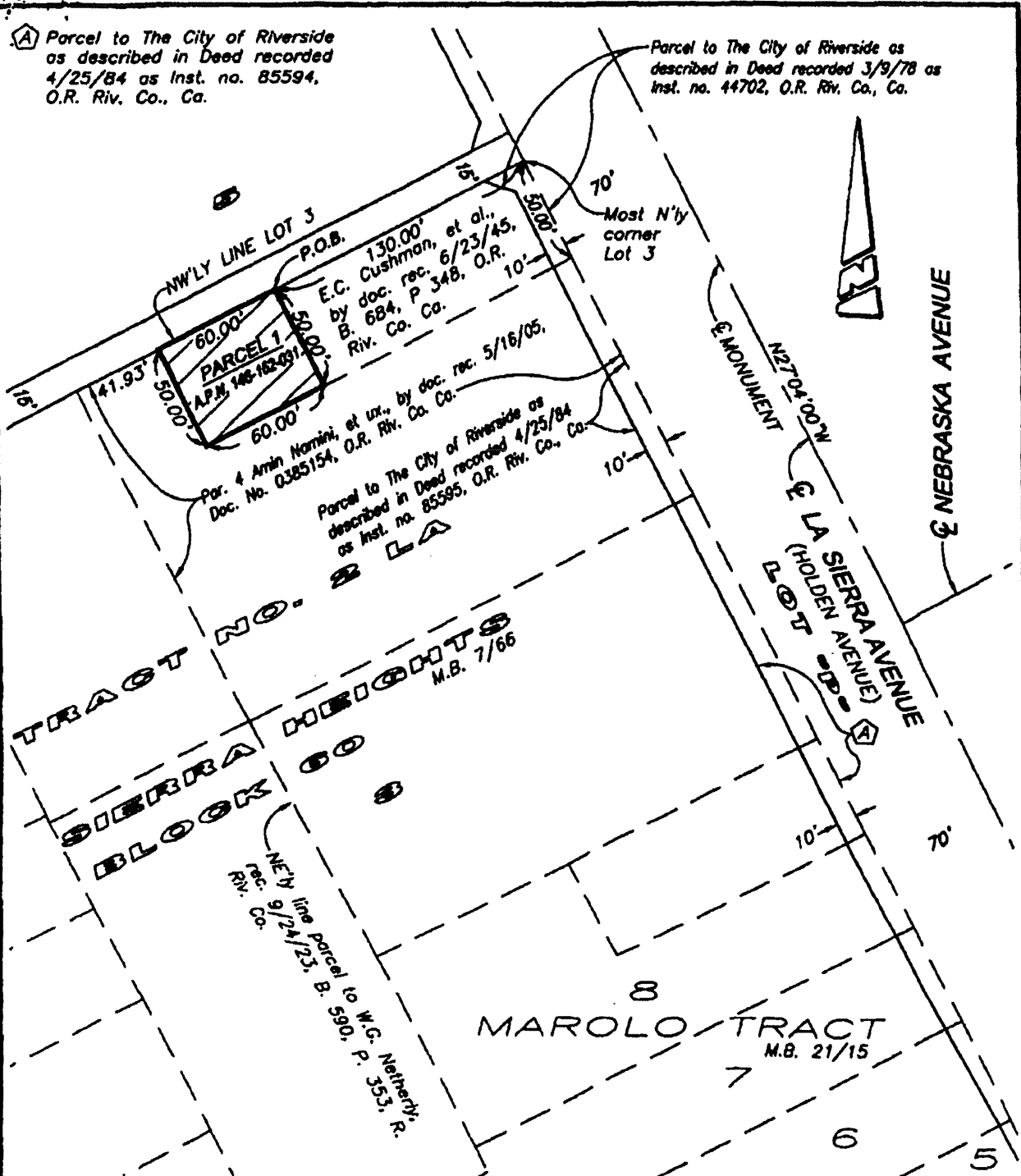
APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY: R. M. [Signature]  
Deputy City Attorney

16576

A Parcel to The City of Riverside as described in Deed recorded 4/25/84 as Inst. no. 85594, O.R. Riv. Co., Ca.

Parcel to The City of Riverside as described in Deed recorded 3/9/78 as Inst. no. 44702, O.R. Riv. Co., Ca.



• 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

SCALE: 1"=60'

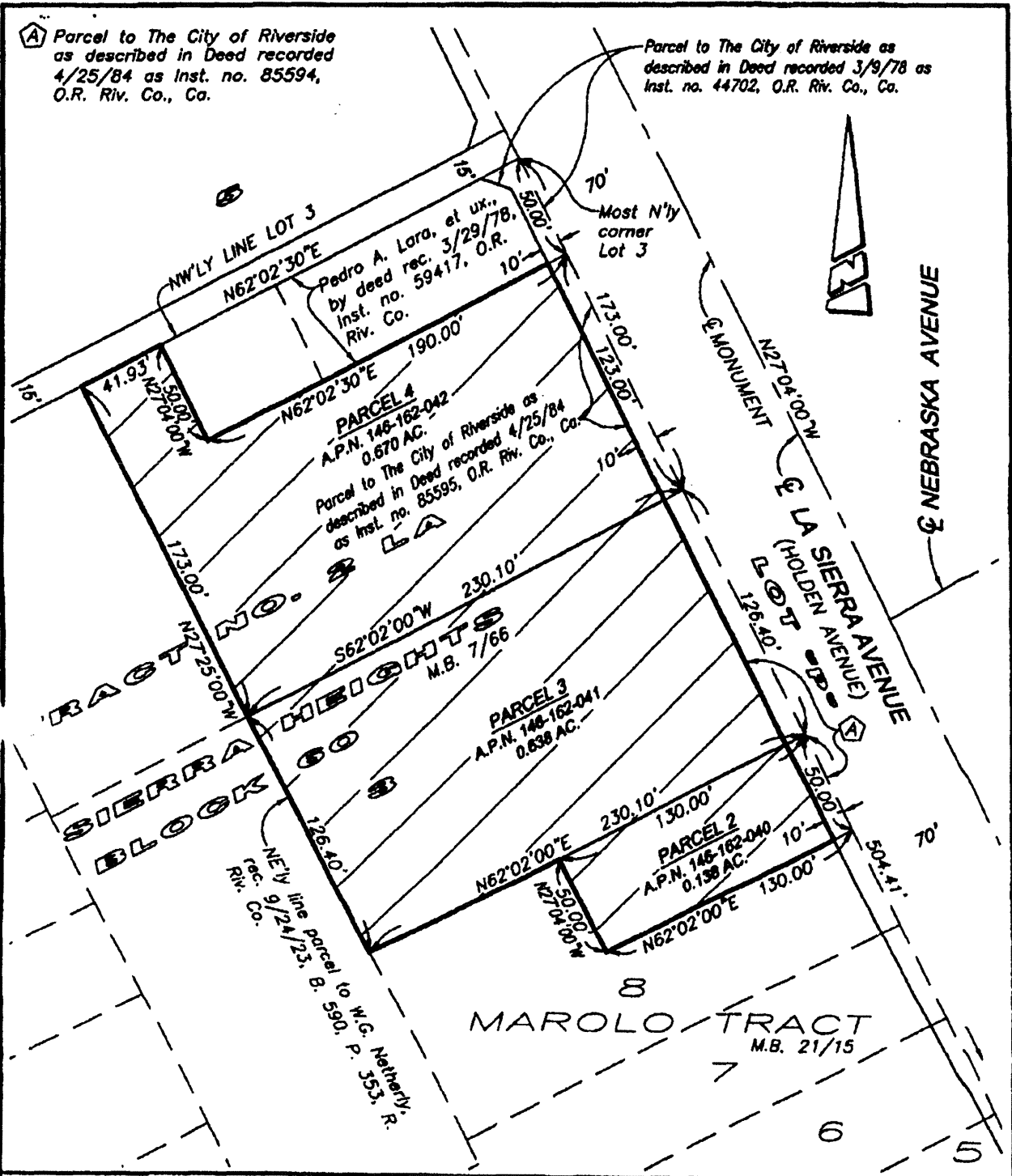
DRAWN BY: EV

DATE: 6/16/08

SUBJECT: FIVE POINTS PROJECT - NAMINI

Parcel to The City of Riverside as described in Deed recorded 4/25/84 as Inst. no. 85594, O.R. Riv. Co., Co.

Parcel to The City of Riverside as described in Deed recorded 3/9/78 as Inst. no. 44702, O.R. Riv. Co., Co.



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

SCALE: 1"=60'

DRAWN BY: EV

DATE: 5/28/08

SUBJECT: FIVE POINTS PROJECT - NAMINI

16576

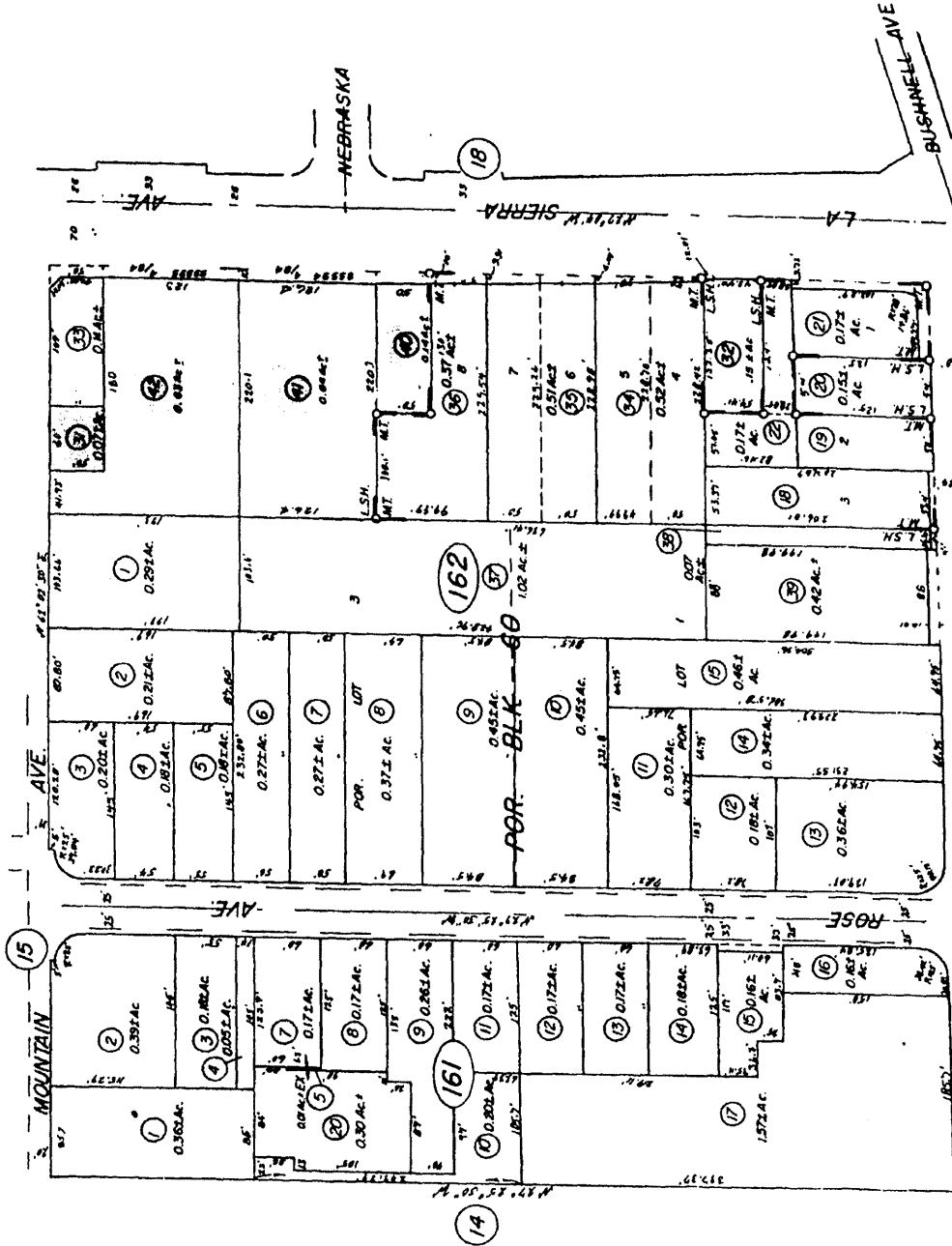
RECEIVED  
JUL 07 2008  
DEVELOPMENT DEPARTMENT

16576

146-16

T.R.A. 920

POR. CITY OF RIVERSIDE  
POR RANCHO LA SIERRA  
POR SEC. 10, T.3S. R.6W.



M.B. 7/66 La Sierra Heights Tract No. 2  
M.B. 2/1/15 Marala Tract

JUL. 1974

ASSESSORS MAP BK 146 PG 16  
RIVERSIDE COUNTY, CALIF.

DATE	FILE NO.	REV. AC.
10/27/77	146-16-17	2.8
3/7/78	146-16-18	2.8
1/29/82	146-16-19	2.8
1/29/82	146-16-20	2.8
1/29/82	146-16-21	2.8
1/29/82	146-16-22	2.8
1/29/82	146-16-23	2.8
1/29/82	146-16-24	2.8
1/29/82	146-16-25	2.8
1/29/82	146-16-26	2.8
1/29/82	146-16-27	2.8
1/29/82	146-16-28	2.8
1/29/82	146-16-29	2.8
1/29/82	146-16-30	2.8

16576