

When recorded mail to:

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

DOC # 2011-0105174
03/08/2011 12:17P 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)

| S | R | U | PAGE | SIZE | DA | MISC | LONG | RFD | COPY |
|------|---|---|------|------|------|------|------|------|------|
| | | | 7 | | | | | | |
| M | A | L | 465 | 426 | PCOR | NCOR | SMF | NCHG | EXM |
| NCHG | | | | | | T: | CTY | UNI | 508 |

APN: 211-174-011, 012 and 025
Address: 2015 and 2025 University Avenue

~~DX-~~

9

D-16592


C
508


GRANT DEED

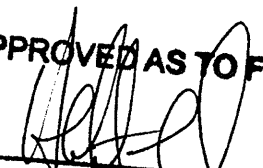
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA, a public body corporate and politic, as Grantor, does hereby grant to THE CITY OF RIVERSIDE, a California charter city and municipal corporation, the real property as granted to the Redevelopment Agency of the City of Riverside in Instrument 2009-0536650, recorded on 10/16/2009, located in the City of Riverside, County of Riverside, State of California.

Dated: March 7, 2011

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

By: 
Bradley J. Hudson, Executive Director

Attest: 
Colleen J. Nicol, Agency Secretary

APPROVED AS TO FORM:

AGENCY GENERAL COUNSEL

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside

ss

On MARCH 7, 2011, before me SHERYN LEE SMAY

a Notary Public in and for said State, personally appeared BRADLEY J. HUDSON

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.

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 of Sheryn Lee Smay

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:



2011-0105174
03/08/2011 12:17P
2 of 7

Handwritten mark

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Riverside

On March 7, 2011 before me, Cheryl Ramirez-Balz, 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: [Handwritten Signature]

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: grant deed 211-174-011, 012 & 025

Document Date: 3/7/11 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: _____



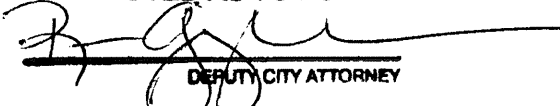
**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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: March 7, 2011

CITY OF RIVERSIDE

By: 
Real Property Manager

APPROVED AS TO FORM

DEPUTY CITY ATTORNEY



Lawyers Title

69671295

5

When recorded mail to:

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

DOC # 2009-0536650

10/16/2009 08:00A Fee:NC

Page 1 of 4

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 |
|---|---|---|------|------|------|------|------|------|------|
| | | | 4 | | | | | | |
| M | A | L | 465 | 426 | PCOR | NCOR | SMF | NCHG | EXAM |
| | | | | | | T: | CTY | UNI | 029 |

Project: University Avenue
APN: 211-174-011, -012, &-025
Address: 2015 and 2025 University Ave.

D - NO consideration

T
029

GRANT DEED

UNIVERSITY HORIZONS LLC, a California Limited Liability Company, as 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 OCT 6, 2009

UNIVERSITY HORIZONS LLC, a California Limited Liability Company

By: _____

By: CK

Print Name: _____

Print Name: Connie Kao

Title: _____

Title: manager



State of California

County of LOS ANGELES } ss

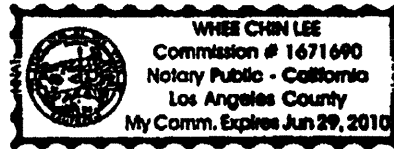
On OCT 6, 2009, before me, WHEE CHIN LEE, NOTARY PUBLIC

personally appeared CONNIE KAO 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]
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 10/14/09

**REDEVELOPMENT AGENCY OF THE
CITY OF RIVERSIDE**

APPROVED AS TO FORM:

By: [Signature]

[Signature]
AGENCY GENERAL COUNSEL



EXHIBIT A

**APN 211-174-011, -012, &-025
FEE SIMPLE INTEREST**

PARCEL 1

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

LOT 117 AND THE EASTERLY RECTANGULAR ONE-HALF OF LOT 118, BOTH OF MADISON SQUARE AS SHOWN BY MAP ON FILE IN MAP BOOK 5, PAGE 59 THEREOF, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA;


EXCEPTING THEREFROM THE NORTHERLY 2.5 FEET THEREOF AS GRANTED TO THE CITY OF RIVERSIDE BY DEED RECORDED NOVEMBER 8, 1963 IN BOOK 3532, PAGE 8, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

PARCEL 2

THE WEST ONE-HALF OF LOT 118, LOT 119, AND THE EAST ONE-HALF OF LOT 120, ALL OF MADISON SQUARE AS SHOWN BY MAP ON FILE IN MAP BOOK 5 PAGE 59 THEREOF RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA;

EXCEPTING THEREFROM THOSE PORTIONS LYING IN THE NORTHERLY 2.5 FEET AND THE SOUTHERLY 0.50 FEET OF SAID WEST ONE-HALF OF LOT 118, LOT 119, AND THE EAST ONE-HALF OF LOT 120.

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

 9/25/09 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/09



112500

When recorded mail to:

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

DOC # 2011-0105176

03/08/2011 12:17P Fee:NC

Page 1 of 4

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 |
|--------|---|---|------|------|------|------|------|------|------|
| | | | 4 | | | | | | |
| M | A | L | 465 | 426 | PCOR | NCOR | SMF | NCHG | EXAM |
| NCHGCC | | | | | | T: | CTY | UNI | 500 |

Project: University and Ottawa
APN: 221-061-002
Address: 3870 Ottawa Avenue

~~D-X-~~

D-16593



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 2006-0914550, recorded on 12/13/2006, located in the City of Riverside, County of Riverside, State of California.

Dated: March 7, 2011

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

APPROVED AS TO FORM:

AGENCY GENERAL COUNSEL

By:

Bradley J. Hudson, Executive Director

Attest:

Colleen J. Nicol, Agency Secretary