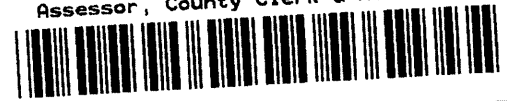


When recorded mail to:

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

DOC # 2011-0105177  
03/08/2011 12:17P Fee:NC  
Page 1 of 8  
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: University Corridor  
APN: 211-131-031  
Address: 2871 University Avenue

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D-16594

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 2006-0305371, recorded on 04/27/2006, 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

By: *Bradley J. Hudson*  
Bradley J. Hudson, Executive Director

APPROVED AS TO FORM:

*[Signature]*  
AGENCY GENERAL COUNSEL

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

16594

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California
County of Riverside

ss

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
( ) Corporate Officer(s)

On MARCH 7, 2011, before me SHERYN LEE SMAY

Title
Title

a Notary Public in and for said State, personally appeared

- ( ) Guardian/Conservator
( ) Individual(s)
( ) Trustee(s)

BRADLEY J. HUDSON
Name(s) of Signer(s)

- ( ) Other

I personally know 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.

\_\_\_\_\_

\_\_\_\_\_

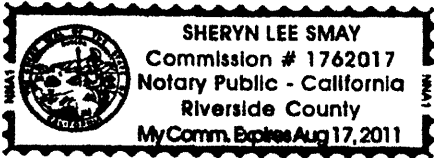
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

- ( ) Partner(s)
( ) General
( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

WITNESS my hand and official seal.



Sheryn Smay
Signature



2011-0105177
03/08/2011 12:17P
2 of 8

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

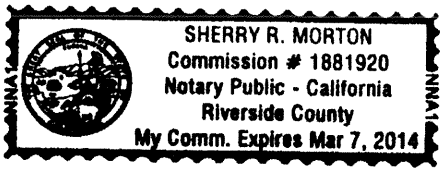
State of California

County of Riverside

On March 7, 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: \_\_\_\_\_

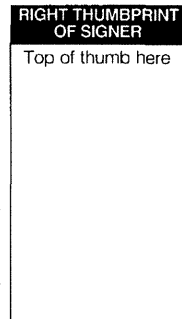
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

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

Capacity(ies) Claimed by Signer(s)

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

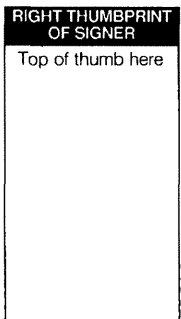
- Corporate Officer - Title(s):
Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



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: \_\_\_\_\_



16594

**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: *Donna Taylor*  
Real Property Manager

**APPROVED AS TO FORM**  
*B. M. Gyle*  
DEPUTY CITY ATTORNEY



2011-0105177  
03/08/2011 12:17P  
4 of 8

10594

*ORT-7039327-55*

When recorded mail to:

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

DOC # 2006-0305371

04/27/2006 08:00A Fee:NC

Page 1 of 5

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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FOR RECORDER'S OFFICE USE ONLY

Project: University Corridor  
APN: 211-131-031  
Address: 2871 University Avenue

D -



*TRAC009*

**GRANT DEED**

JOSE C. HERNANDEZ, a married man, 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 3-23-06

*Jose C. Hernandez*  
JOSE C. HERNANDEZ



SPOUSAL RELEASE  
FEE

I am the spouse of **JOSE C. HERNANDEZ**, and I hereby remise, release and forever quitclaim to the City of Riverside, a municipal corporation of the State of California, any rights, title or interest in the above described property I may have, including any and all community property interest therein

Haydee Hernandez  
(signature)

Haydee Hernandez  
(print name)



2011-0105177  
03/08/2011 12:17P  
6 of 8

10594

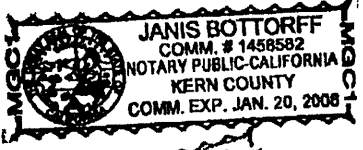
GENERAL ACKNOWLEDGEMENT

State of California }  
County of Kern } ss

On 3/23/2006 before me Janis Bottorff, Notary Public  
(date) (name)

a Notary Public in and for said State, personally appeared  
Jose C. Hernandez & Haydee Hernandez  
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) ~~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.



*[Handwritten signature]*

WITNESS my hand and official seal.  
*[Signature]*  
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:

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 4-13-06

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY *[Signature]*  
Deputy City Attorney

REDEVELOPMENT AGENCY OF THE  
CITY OF RIVERSIDE

By: *[Signature]*

Print Name: Real Property Mgr.



**EXHIBIT A**

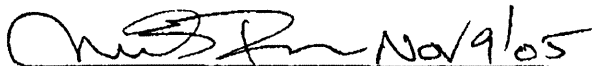
Project:

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

Lots 31 and 32 of in Block 11 of White's Addition, as shown by map on file in Book 6 of Maps, Page 48 thereof, Records of San Bernardino County, California;

EXCEPTING therefrom those portions of said Lots 31 and 32, as conveyed to the City of Riverside, by document recorded October 30, 1981, as Instrument No. 204583 of Official Records of Riverside County, California.

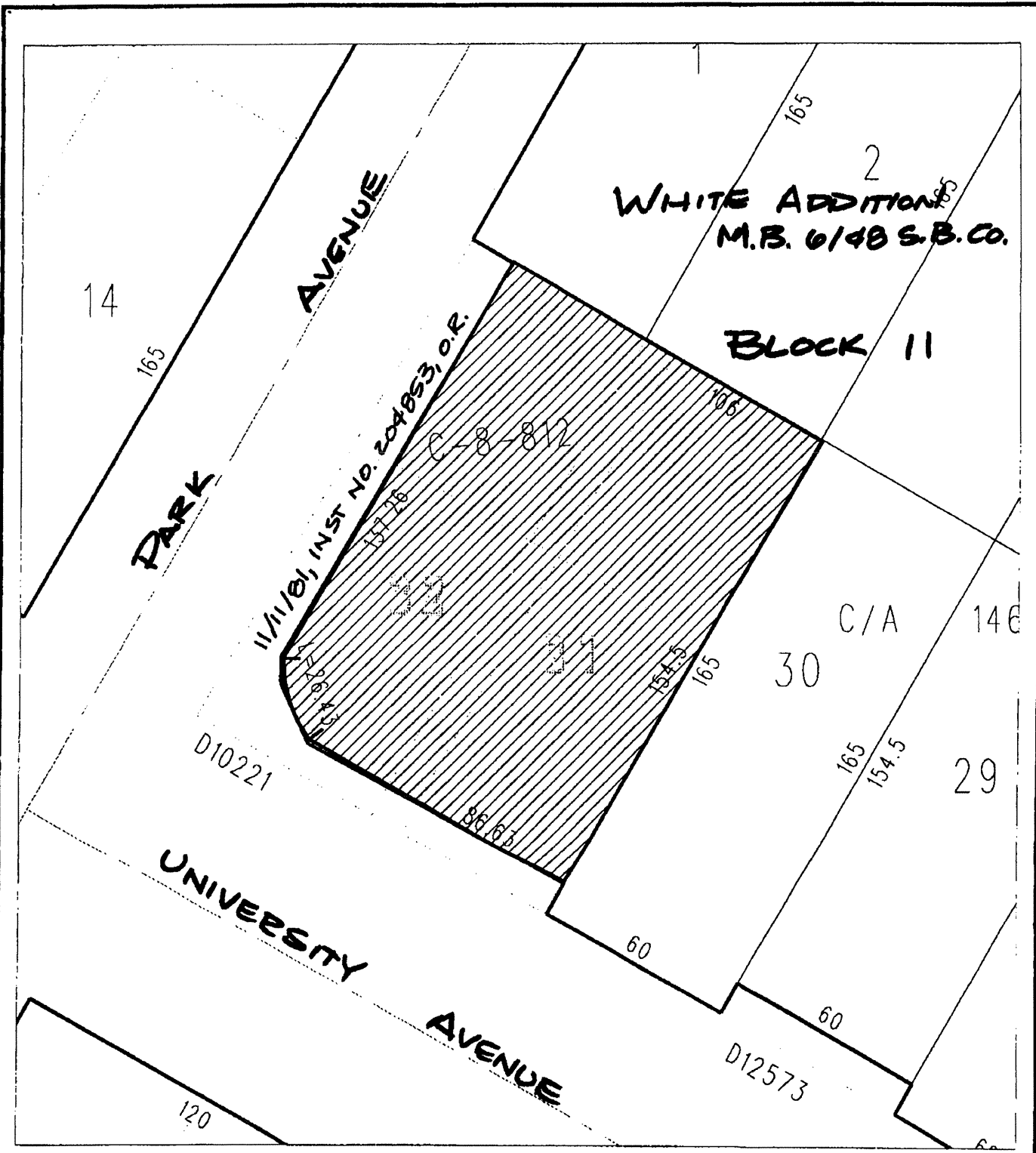
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 Nov 9/05 Prep. MB  
Mark S. Brown, L.S. 5655                      Date  
License Expires 9/30/07



2011-0105177  
03/09/2011 12:17P  
8 of 8





◆ 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



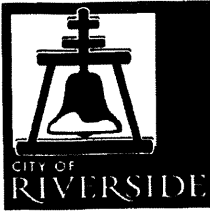
Scale: 1" = 40'

Drawn by: scurtis

Date: 11/09/05

Subject: 2871 University Ave

16594



**Request for City Attorney Services**  
GroupWise Address: City Attorney Services

---

To: Gregory P. Priamos  
City Attorney

Date: 3/3/11

From: Angela Hill  
Real Estate Assistant

Telephone Number: 5330

Subject: Redevelopment Grant Deed Out  
APN: 211-131-031

Fax Number: 5744

---

- Needed by (date): 3/4/11- RUSH
- City Council action scheduled for (meeting date): \_\_\_\_\_
- Please review
- Instruction and back-up information attached
- Please prepare: \_\_\_\_\_
- Please "approve as to form" and forward to City Clerk's Office for execution
- Please contact me if you have any questions or need further information at ext: 5330
- Other comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED  
MAR 07 2011  
CITY OF RIVERSIDE  
CITY CLERK'S OFFICE

Supervisor's Approval: 