

When recorded mail to:

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

DOC # 2011-0105207
03/08/2011 12:28P 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)

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APN: 213-031-004

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D-16607

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GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 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 2008-0460482, recorded on 08/20/2008, located in the City of Riverside, County of Riverside, State of California.

Dated: March 7, 2011

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

GENERAL ACKNOWLEDGEMENT

State of California

ss

County of Riverside

On MARCH 7, 2011 before me SHERYN LEE SMAY
(date) (name)

a Notary Public in and for said State, personally appeared

BRADLEY J. HUDSON
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.

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.

Sheryn Smay
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

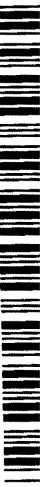
() Guardian/Conservator
() Individual(s)
() Trustee(s)

() Other

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

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

2011-0105207
03/08/2011 12:28P



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

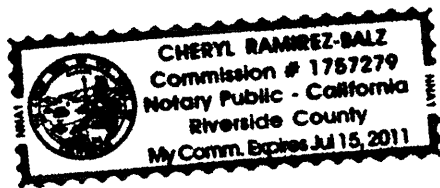
State of California

County of Riverside }

On March 7, 2011 before me, Cheryl Ramirez-Balz, Notary Public
Date 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: [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: Grant Deed Aprn 213-031-004

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

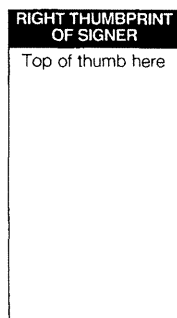
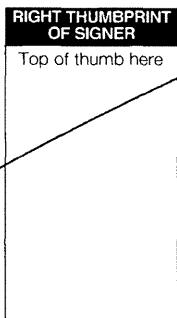
Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____



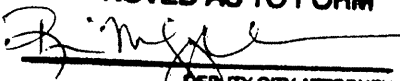
**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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



ORIGINAL

Recording requested by the
REDEVELOPMENT AGENCY
OF THE CITY OF RIVERSIDE
when recorded return to:

BEST BEST & KRIEGER LLP
400 Mission Square
3750 University Avenue
P.O. Box 1028
Riverside, CA 92502
Attention: Lisa E. Geiss

DOC # 2008-0460482
08/20/2008 08:00A Fee:27.00
Page 1 of 7
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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This document is recorded at the request of the REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE pursuant to Section 27383 of the Government Code. No fee shall be charged therefore.

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FINAL ORDER OF CONDEMNATION

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

v.

CHOL SUNPAK, an individual; ALICE KIM, an individual, et al.

Riverside Superior Court Case No. RIC 460011

(Assessor Parcel No. 213-031-004)

RVLITLGEISSV735236.1



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03/08/2011 12:28P
5 of 10

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ORIGINAL

JAN 08 2008

1 GREGORY P. PRIAMOS, Bar No. 136766
2 HERIBERTO F. DIAZ, Bar No. 132821
3 OFFICE OF THE CITY ATTORNEY
4 CITY OF RIVERSIDE
5 3900 Main Street, 5th Floor
6 Riverside, California 92501
7 Telephone: (951) 826-5567
8 Telecopier: (951) 826-5540

EXEMPT FROM FILING FEES
UNDER GOVERNMENT CODE
SECTION 6103

9 MARK A. EASTER, Bar No. 143435
10 BEST BEST & KRIEGER LLP
11 3750 University Avenue
12 P.O. Box 1028
13 Riverside, California 92502
14 Telephone: (951) 686-1450
15 Telecopier: (951) 686-3083

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE
JAN 28 2008
[Signature]

16 Attorneys for Plaintiff,
17 REDEVELOPMENT AGENCY OF THE
18 CITY OF RIVERSIDE

19 SUPERIOR COURT OF THE STATE OF CALIFORNIA
20 COUNTY OF RIVERSIDE

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

Case No. RIC 460011
Judge: Honorable Stephen D. Cunnison

24 Plaintiff,

FINAL ORDER OF CONDEMNATION AS TO
THE INTERESTS OF DEFENDANTS CHOL
SUN PAK, ALICE KIM and ALL PERSONS
CLAIMING INTEREST IN PROPERTY, only.

25 v.

26 CHOL SUN PAK, an individual; ALICE
27 KIM, an individual, et al.,

Complaint filed: November 2, 2006
Trial Date: No trial date set
Dept. 06

28 Defendants.

RVLITLGEISS\726178.2

FINAL ORDER OF CONDEMNATION



2011-0105207
03/08/2011 12:28P
6 of 10

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LAW OFFICES OF
BEST, BEST & KRIEGER LLP
3750 UNIVERSITY AVENUE
P.O. BOX 1028
RIVERSIDE, CALIFORNIA 92502

1 Partial Judgment having been entered in the above-entitled action on April 27, 2007 as to
2 Chol Sun Pak and Alice Kim only, and it appearing to the satisfaction of the court that plaintiff
3 Redevelopment Agency of the City of Riverside, a public body, corporate and politic, pursuant to
4 said partial judgment, has paid to defendants Chol Sun Pak, Alice Kim and All Persons Claiming
5 Interest in Property ("Defendants"), the total sum awarded by the Court as just compensation and
6 payment for all claims or demands against Plaintiff on account of the taking of the real property
7 located in Riverside, California, and described in Plaintiff's complaint as Riverside County
8 Assessor Parcel No. 213-031-004, as more particularly described in Exhibit "A" attached hereto
9 and incorporated herein.

10
11 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the Property is given
12 for and condemned to Plaintiff for the public purpose of the assemblage and redevelopment of
13 underutilized parcels between First Street and Third Street, east of Market, and west of the alley
14 between Main Street and Orange Street, in the City of Riverside, California, for the elimination of
15 blight and redevelopment purposes, and for such other uses as are permitted by sections 33020,
16 33021 and 33391 of the California Health and Safety Code. Title to the Property described as
17 Riverside County Assessor Parcel No. 213-031-004 in fee simple absolute shall vest in Plaintiff
18 on the date that a certified copy of this Final Order of Condemnation is recorded in the Office of
19 the Recorder of Riverside County, California. All liens, charges, conditions, and restrictions on
20 the Property are extinguished, including without limitation all real property taxes, assessments,
21 penalties and costs from and after June 17, 2007, the date that Plaintiff was entitled to take
22 possession of the Property.

23 DATED: Jan 14, 2008


JUDGE OF THE SUPERIOR COURT

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28 RVLITLGEISS726178.2

- 1 -

FINAL ORDER OF CONDEMNATION



2011-0105207
03/08/2011 12:28P
7 of 10

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EXHIBIT "A"

A.P.N. 213-031-004
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 Block 1, Range 6 of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at a point on the westerly line of Block 1, Range 6, 90 feet northerly from the southwest corner thereof;

THENCE north along the westerly line of said Block 1, a distance of 135.0 feet;

THENCE easterly and parallel with the southerly line of Block 1, a distance of 157.5 feet;

THENCE southerly parallel with the westerly line of Block 1, a distance of 135.0 feet;

THENCE westerly parallel with the southerly line of said Block 1, a distance of 157.5 feet to the POINT OF BEGINNING.

DESCRIPTION APPROVAL:

By: K. S. [Signature] 08/07/2006
For Mark Brown Date
City Surveyor

EXHIBIT A PAGE 1



2011-0105207
03/08/2011 12:28P
8 of 18

1660;

LAW OFFICES OF
BEST BEST & KRIEGER LLP
3750 UNIVERSITY AVENUE
P.O. BOX 1028
RIVERSIDE, CALIFORNIA 92502

PROOF OF SERVICE

At the time of service I was over 18 years of age and not a party to this action. My business address is Best Best & Krieger LLP, 3750 University Ave., Suite 400, P. O. Box 1028, Riverside,

California 92502. On January 8, 2008, I served the following document(s):

**FINAL ORDER OF CONDEMNATION AS TO THE INTERESTS OF DEFENDANTS
CHOL SUN PAK, ALICE KIM AND ALL PERSONS CLAIMING INTEREST IN
PROPERTY, ONLY**

By United States mail. I enclosed the documents in a sealed envelope or package addressed to the persons at the addresses listed below (specify one):

Deposited the sealed envelope with the United States Postal Service, with the postage fully prepaid.

Placed the envelope for collection and mailing, following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepaid.

I am a resident or employed in the county where the mailing occurred. The envelope or package was placed in the mail at Ontario, California.

Mark R. Fox, Esq. DRISCOLL & FOX 714 W. Olympic Boulevard, Suite 614 Los Angeles, California 90015	
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I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on January 8, 2008, at Riverside, California.



Carol Poole



16607

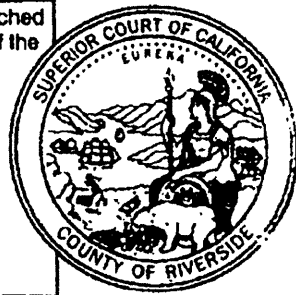
This must be in red to be a
"CERTIFIED COPY"

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 [Signature]
DEPUTY

Dated: 03/18/08



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



16609

ORIGINAL

Recording requested by the
REDEVELOPMENT AGENCY
OF THE CITY OF RIVERSIDE
when recorded return to:

BEST BEST & KRIEGER LLP
400 Mission Square
3750 University Avenue
P.O. Box 1028
Riverside, CA 92502
Attention: Lisa E. Geiss

DOC # 2008-0460482
08/20/2008 08:00A Fee:27.00
Page 1 of 7
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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This document is recorded at the request of the REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE pursuant to Section 27383 of the Government Code. No fee shall be charged therefore.

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FINAL ORDER OF CONDEMNATION

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

v.

CHOL SUNPAK, an individual; ALICE KIM, an individual, et al.

Riverside Superior Court Case No. RIC 460011

(Assessor Parcel No. 213-031-004)

10660;

ORIGINAL

JAN 08 2008

1 GREGORY P. PRIAMOS, Bar No. 136766
2 HERIBERTO F. DIAZ, Bar No. 132821
3 OFFICE OF THE CITY ATTORNEY
4 CITY OF RIVERSIDE
5 3900 Main Street, 5th Floor
6 Riverside, California 92501
7 Telephone: (951) 826-5567
8 Telecopier: (951) 826-5540

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11 3750 University Avenue
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13 Riverside, California 92502
14 Telephone: (951) 686-1450
15 Telecopier: (951) 686-3083

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE
JAN 28 2008
[Signature]

16 Attorneys for Plaintiff,
17 REDEVELOPMENT AGENCY OF THE
18 CITY OF RIVERSIDE

19 SUPERIOR COURT OF THE STATE OF CALIFORNIA
20 COUNTY OF RIVERSIDE

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

Case No. RIC 460011
Judge: Honorable Stephen D. Cunnison

24 Plaintiff,

FINAL ORDER OF CONDEMNATION AS TO
THE INTERESTS OF DEFENDANTS CHOL
SUN PAK, ALICE KIM and ALL PERSONS
CLAIMING INTEREST IN PROPERTY, only.

25 v.

26 CHOL SUN PAK, an individual; ALICE
27 KIM, an individual, et al.,

Complaint filed: November 2, 2006
Trial Date: No trial date set
Dept. 06

28 Defendants.

RVLITLGEISS726178.2

FINAL ORDER OF CONDEMNATION

16607

LAW OFFICES OF
BEST BEST & KRIEGER LLP
3750 UNIVERSITY AVENUE
P.O. BOX 1028
RIVERSIDE, CALIFORNIA 92502

1 Partial Judgment having been entered in the above-entitled action on April 27, 2007 as to
2 Chol Sun Pak and Alice Kim only, and it appearing to the satisfaction of the court that plaintiff
3 Redevelopment Agency of the City of Riverside, a public body, corporate and politic, pursuant to
4 said partial judgment, has paid to defendants Chol Sun Pak, Alice Kim and All Persons Claiming
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8 Assessor Parcel No. 213-031-004, as more particularly described in Exhibit "A" attached hereto
9 and incorporated herein.

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11 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the Property is given
12 for and condemned to Plaintiff for the public purpose of the assemblage and redevelopment of
13 underutilized parcels between First Street and Third Street, east of Market, and west of the alley
14 between Main Street and Orange Street, in the City of Riverside, California, for the elimination of
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16 33021 and 33391 of the California Health and Safety Code. Title to the Property described as
17 Riverside County Assessor Parcel No. 213-031-004 in fee simple absolute shall vest in Plaintiff
18 on the date that a certified copy of this Final Order of Condemnation is recorded in the Office of
19 the Recorder of Riverside County, California. All liens, charges, conditions, and restrictions on
20 the Property are extinguished, including without limitation all real property taxes, assessments,
21 penalties and costs from and after June 17, 2007, the date that Plaintiff was entitled to take
22 possession of the Property.

23 DATED: June 14, 2008


JUDGE OF THE SUPERIOR COURT

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- 1 -

FINAL ORDER OF CONDEMNATION

16607

EXHIBIT "A"

A.P.N. 213-031-004
FEE SIMPLE INTEREST

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BEGINNING at a point on the westerly line of Block 1, Range 6, 90 feet northerly from the southwest corner thereof;

THENCE north along the westerly line of said Block 1, a distance of 135.0 feet;

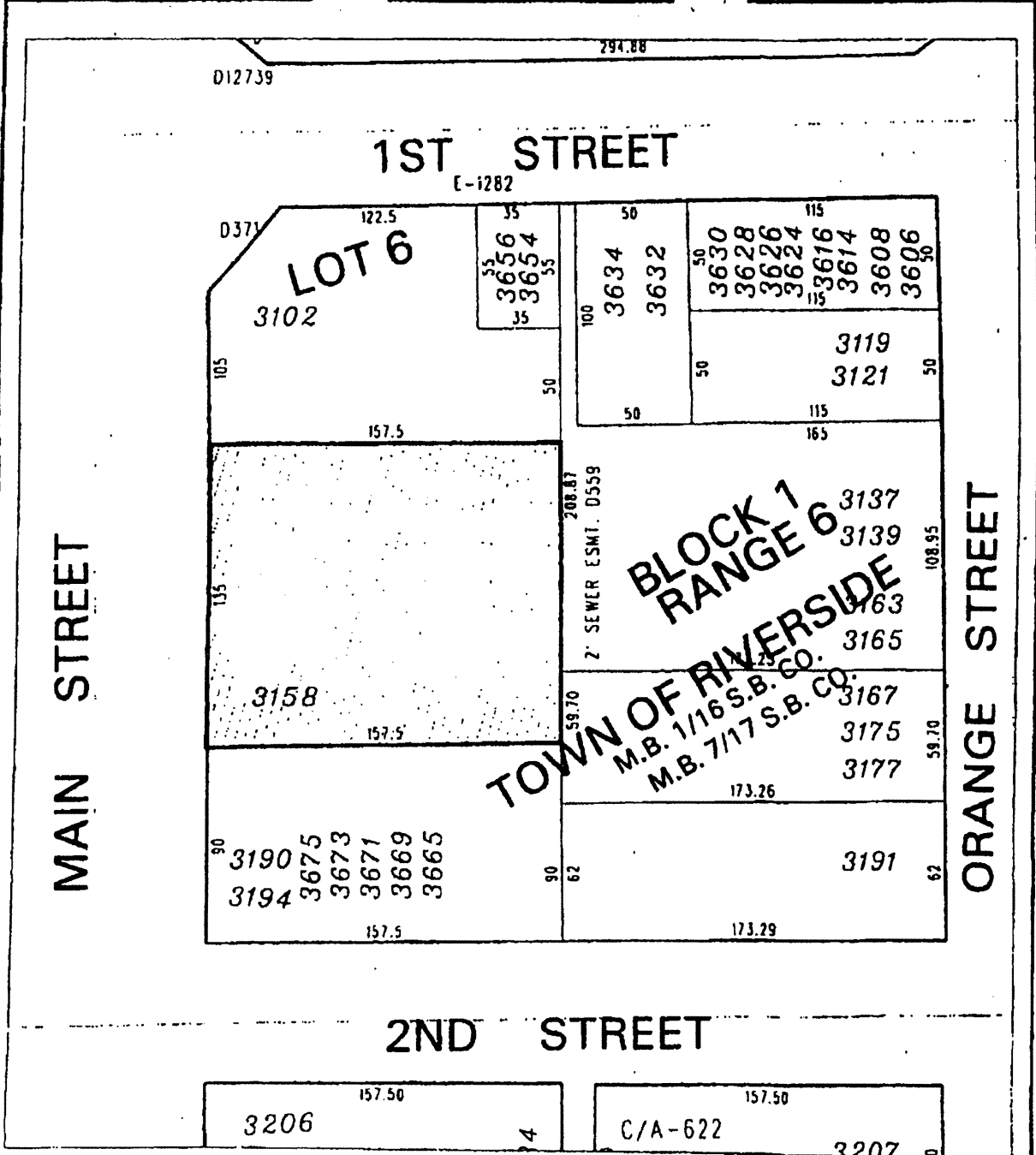
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THENCE southerly parallel with the westerly line of Block 1, a distance of 135.0 feet;

THENCE westerly parallel with the southerly line of said Block 1, a distance of 157.5 feet to the POINT OF BEGINNING.

DESCRIPTION APPROVAL:

By: K. Scott 08/07/2006
For Mark Brown Date
City Surveyor



◆ 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" = 50' Drawn by: skn Date: 08/07/06 Subject: 1ST TO 3RD REDEVELOPMENT PROJECT

16607

LAW OFFICES OF
BEST BEST & KRIEGER LLP
3750 UNIVERSITY AVENUE
P.O. BOX 1028
RIVERSIDE, CALIFORNIA 92502

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PROOF OF SERVICE

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By United States mail. I enclosed the documents in a sealed envelope or package addressed to the persons at the addresses listed below (specify one):

- Deposited the sealed envelope with the United States Postal Service, with the postage fully prepaid.
- Placed the envelope for collection and mailing, following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepaid.

I am a resident or employed in the county where the mailing occurred. The envelope or package was placed in the mail at Ontario, California.

Mark R. Fox, Esq. DRISCOLL & FOX 714 W. Olympic Boulevard, Suite 614 Los Angeles, California 90015	
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I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on January 8, 2008, at Riverside, California.



Carol Poole

10607

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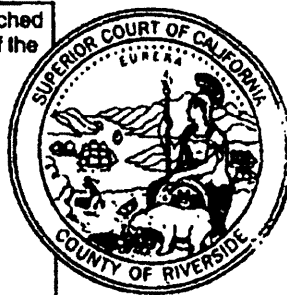
Each document to which this certificate is attached
is certified to be a full, true and correct copy of the
original on file and of record in my office.

Superior Court of California
County of Riverside

By J. O. [Signature]

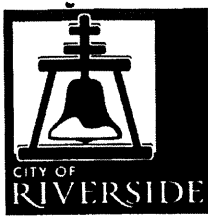
DEPUTY

Dated: 6/18/08



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

16601



Request for City Attorney Services
GroupWise Address: City Attorney Services

To: Gregory P. Priamos
City Attorney

Date: 03/03/2011

From: Angela Hill
Real Property Assistant

Telephone Number: 5330

Subject: Redevelopment Deed Out-
APN 213-031-004
3158 Main St

Fax Number: 5744

- Needed by (date): 03/04/2011- 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: _____

Supervisor's Approval: *Janel M. [Signature]*