

When recorded mail to:

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

DOC # 2011-0105253

03/08/2011 12:51P 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)

Project: Five Points Property Acquisition
APN: 146-220-004
Address: 4870 La Sierra Avenue

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			4						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG						T:	CTY	UNI	hws

~~DX~~

D-16628



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 2007-0017988, recorded on 01/09/2007, located in the City of Riverside, County of Riverside, State of California.

Dated: March 7, 2011

APPROVED AS TO FORM:

AGENCY GENERAL COUNSEL

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

GENERAL ACKNOWLEDGEMENT

State of California

ss

County of Riverside

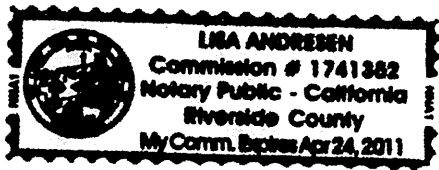
On 3-7-11 before me Lisa Andresen, Notary Public

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.

Lisa Andresen 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:

2011-0105253
03/08/2011 12:51P
2 of 4



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

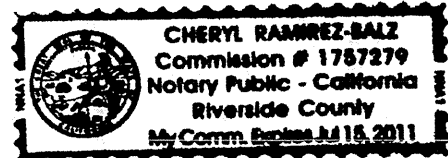
State of California

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]
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 146-220-004

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: _____



16628

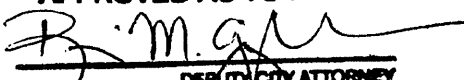
**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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



When recorded, mail to:

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

DOC # 2007-0017988

01/09/2007 08:00A Fee:NC

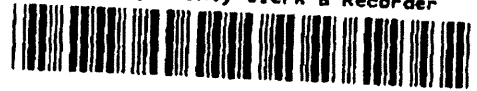
Page 1 of 5

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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			5						
M	A	L	485	426	PCOR	NCOR	SMF	(NCHG)	EXAM
									(37)

Project: Five Points Property Acquisition

APN: 146-220-004-9

Address: 4870 La Sierra Avenue

TPTA - 009-175

OTT - ~~0~~ ^{no} consideration

D -

(1)

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037

GRANT DEED

MORAD GOLCHEH, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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

Dec 13, 06

Morad Golcher

GENERAL ACKNOWLEDGEMENT

State of California

County of Los Angeles

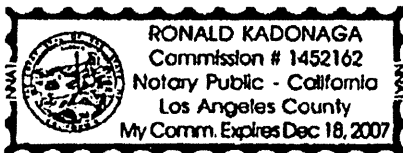
ss

On 12-13-06 before me Ronald Kadonaga
(date) (name)

a Notary Public in and for said State, personally appeared

Mered Golcheher
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.



WITNESS my hand and official seal.

Ronald Kadonaga
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 12/27/06

REDEVELOPMENT AGENCY OF THE
CITY OF RIVERSIDE

By: Amelia M. Vailin

Print Name: AMELIA M. VAILIN

APPROVED AS TO FORM:

Krista Smith
AGENCY GENERAL COUN.

JS
11/1/06

EXHIBIT A

APN 146-220-004
FEE SIMPLE INTEREST

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

THE NORTHWESTERLY 10.00 FEET OF LOT 13, SAID NORTHWESTERLY 10.00 FEET BEING MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY LINE OF SAID LOT, AND ALL OF LOTS 14, 15 AND 16 OF LA SIERRA ACADEMY TRACT NO.1, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 13 PAGE 73 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPT THAT PORTION OF LOT 16 DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 16;

THENCE NORTH 60° 37' 00" EAST 150.05 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 16;

THENCE SOUTH 30° 52' 15" EAST ON THE NORTHEASTERLY LINE OF SAID LOT, 29.74 FEET;

THENCE WESTERLY ON THE ARC OF A 10.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, THROUGH AN ANGLE OF 88° 30' 45" FOR AN ARC DISTANCE OF 15.45 FEET;

THENCE SOUTH 60° 37' 00" WEST, 140.31 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 16;

THENCE NORTH 30° 52' 15" WEST ON SAID SOUTHERLY LINE OF SAID LOT 16, 20.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE NORTHWESTERLY 10.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOT 7 IN BLOCK 57 OF TRACT NO.2 OF LA SIERRA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 13 OF LA SIERRA ACADEMY TRACT NO.1, AS SHOWN BY MAP ON FILE IN BOOK 13 PAGE 73 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTHWESTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 7 IN BLOCK 57 OF TRACT NO.2 OF LA SIERRA HEIGHTS, 100.00 FEET.

THENCE SOUTHEASTERLY, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LA SIERRA ACADEMY TRACT NO.1, 100.00 FEET;

THENCE NORTHEASTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 7 IN BLOCK 57 OF TRACT NO.2 OF LA SIERRA HEIGHTS, 100.00 FEET TO THE MOST SOUTHERLY CORNER OF LOT 12 OF SAID LA SIERRA ACADEMY TRACT NO.1;

THENCE NORTHWESTERLY, ON THE SOUTHWESTERLY LINE OF LOTS 12 AND 13 OF SAID LA SIERRA ACADEMY TRACT NO.1, 100.00 FEET TO THE POINT OF BEGINNING;

SAID NORTHWESTERLY 10.00 FEET BEING MEASURED AT A RIGHT ANGLE TO THE NORTHWESTERLY LINE OF SAID PROPERTY.

TOGETHER WITH ALL THAT PORTION OF LOT 13 OF LA SIERRA ACADEMY TRACT NO.1, AS SHOWN BY MAP ON FILE IN BOOK 13 PAGE 73 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTHWESTERLY FROM THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 16 OF SAID LA SIERRA ACADEMY TRACT NO.1, SAID POINT BEING THE INTERSECTION OF THE RIGHT OF WAY LINES FOR HOLDEN AVENUE AND PIERCE PLACE AS SHOWN ON SAID MAP;


THENCE SOUTH 30° 52' 15" EAST, ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HOLDEN AVENUE (NOW KNOWN AS LA SIERRA AVENUE) 120.00 FEET WIDE, 160.03 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED;

THENCE SOUTH 59° 05' 55" WEST 74.01 FEET;

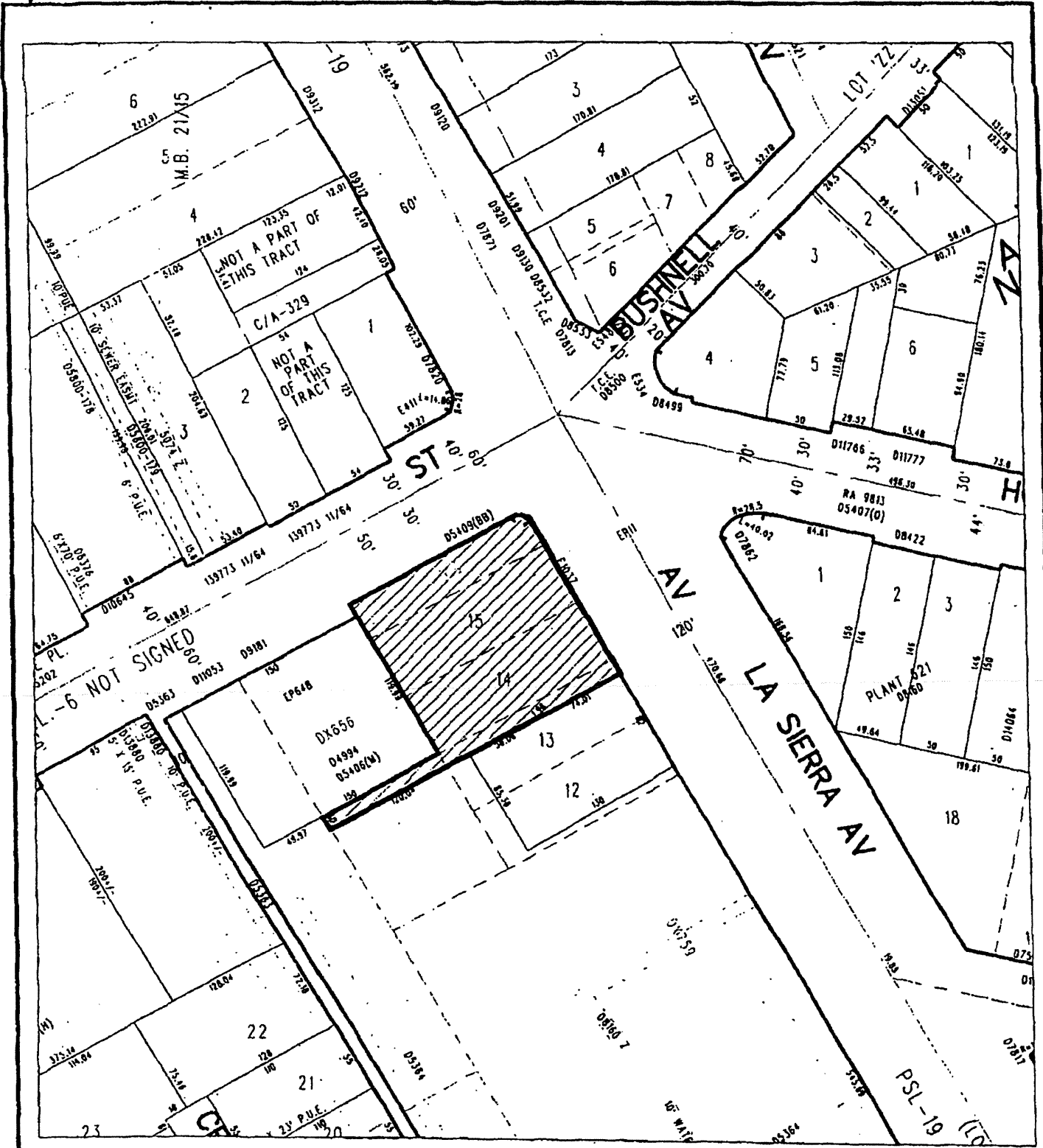
THENCE NORTHWESTERLY ON A LINE THAT IS AT RIGHT ANGLES TO THE LINE BETWEEN AND COMMON TO LOTS 13 AND 14 OF SAID LA SIERRA ACADEMY TRACT NO.1;

EXCEPT THE NORTHWESTERLY 10.00 FEET OF SAID LOT 13 AS MEASURED BY A LINE THAT IS PARALLEL TO THE LINE THAT IS COMMON TO SAID LOTS 13 AND 14.

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

 10/11/06 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/07





◆ 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



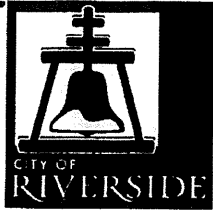
Scale: 1" = 100'

Drawn by: bmark

Date: 10/11/06

Subject: Five Points

16628



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: 146-220-004

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 7 2011

City Clerk's Office

Supervisor's Approval: _____

Janet M. Paez