

DOC # 2009-0504853

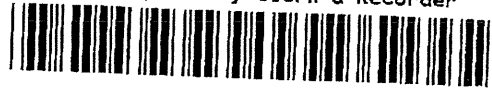
09/30/2009 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECEIVED OCT -14 2009

1

RECORDING REQUESTED BY:  
Housing Authority of the City of Riverside  
Attn: Shonda Herold  
3900 Main Street, 2<sup>nd</sup> Floor  
Riverside, CA 92522

WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENT TO:  
Housing Authority of the City of Riverside  
Attn: Shonda Herold  
3900 Main Street, 2<sup>nd</sup> Floor  
Riverside, CA 92522

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			5						1
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NBCC						T:	CTY	UNI	33

FREE RECORDING: THIS INSTRUMENT IS FOR THE BENEFIT  
OF THE HOUSING AUTHORITY OF THE CITY OF RIVERSIDE  
AND IS ENTITLED TO BE RECORDED WITHOUT FEE  
(GOVERNMENT CODE §6103) APN: 151-211-012

The undersigned grantor(s) declare(s)

- Computed on full value of property conveyed, or
- Computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated Area City of RIVERSIDE

GRANT DEED

16657

T  
033

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWMBS, INC. CHL MTG PASS-THROUGH TRUST 2006-HYB 1 MTG PASS-THROUGH CERT, SERIES 2006-HYB1 BY BAK HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP.

hereby GRANT(S) to HOUSING AUTHORITY OF THE CITY OF RIVERSIDE

the following described real property in the City of RIVERSIDE, County of RIVERSIDE, State of California:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

DATED: September 10, 2009

STATE OF Arizona  
COUNTY OF Maricopa  
ON 09/11/2009 Before me,  
Alexandra Paugh Notary Public, Personally  
appeared Roseanne Silvestro,  
Assistant Secretary

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

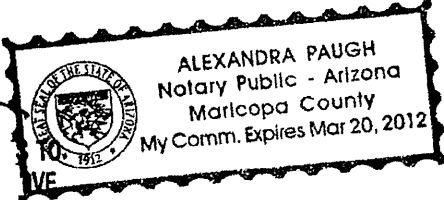
BAC HOME LOANS SERVICING LP, F/K/A  
COUNTRYWIDE HOME LOANS  
SERVICING LP, A TEXAS LIMITED  
PARTNERSHIP AS ATTORNEY IN FACT  
FOR: THE BANK OF NEW YORK MELLON

BY:   
Roseanne Silvestro, Assistant Secretary

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



MAIL TAX STATEMENTS TO  
RETURN ADDRESS ABOVE

16657

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached documents:

(Print or type the page number(s) and wording below):

COUNTRYWIDE HOME LOANS SERVICING LP.
ORGANIZED SEAL
FEB. 28 2000 TEXAS
of Riverside, state of
Servicing LP F/K/A

DATE: 9-29-09

SIGNATURE: 



EXHIBIT "A"


**LEGAL DESCRIPTION**

Real property in the City of Riverside, County of Riverside, State of California, described as follows:

LOT 270 OF SIERRA FOOTHILL TRACT NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 26 PAGE 77 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM ALL METALS AND MINERALS AND ALL PETROLEUM, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL SURFACE DEPOSITS AND SUBSOIL PRODUCTS OF ANY NATURE OR CHARACTER WHATSOEVER IN, UNDER OR ON SAID PROPERTY AND EVERY PART THEREOF, WITHOUT RIGHT OF SURFACE ENTRY TO A DEPTH OF 500 FEET AS RESERVED BY ANZA REALTY COMPANY IN DEED RECORDED DECEMBER 30, 1953 IN BOOK 1539 PAGE 215 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 151-211-012-6

DESCRIPTION APPROVAL  
  
MARK S. BROWN  
CITY SURVEYOR  
9/21/09  
DATE

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

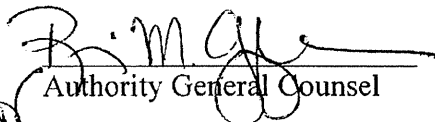
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the Housing Authority of the City of Riverside, California, a public body, corporate and politic, is hereby accepted by the undersigned officer on behalf of the Housing Authority pursuant to authority conferred by Resolution No. 21275 of said City Council adopted November 7, 2007, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: Sept 23, 2009

CITY OF RIVERSIDE

By:   
Deanna Lorson  
Development Director

APPROVED AS TO FORM:

  
for Authority General Counsel

APN(s): 151-211-012

16657

<b>First American Title Company</b> <b>Final Statement</b>		<b>B. Type of Loan</b> 1-5. Loan Type Conv. Unins. 6. File Number SSB-3361681 7. Loan Number 8. Mortgage Insurance Case Number	
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown, items marked "(POC)" were paid outside this closing. They are shown here for informational purposes and are not included in the totals.			
D. Name of Borrower: City of Riverside 3900 Main Street, Riverside, CA 92522			
E. Name of Seller: The Bank of New York			
F. Name of Lender:			
G. Property Location: 8873 Campbell Avenue, Riverside, CA			
H. Settlement Agent: First American Title Company Address: 323 Court Street, San Bernardino, CA 92401		I. Settlement Date: 09/30/2009 Print Date: 09/30/2009, 11:36 AM Disbursement Date: 09/30/2009	
Place of Settlement Address: 323 Court Street, San Bernardino, CA 92401			
<b>J. Summary of Borrower's Transaction</b>		<b>K. Summary of Seller's Transaction</b>	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract Sales Price	150,000.00	401. Contract Sales Price	
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	989.45	403. Total Deposits	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
120. Gross Amount Due From Borrower	<b>150,989.45</b>	420. Gross Amount Due To Seller	
<b>200. Amounts Paid By Or In Behalf of Borrower</b>		<b>500. Reductions In Amount Due to Seller</b>	
201. *Deposit or earnest money	136,776.45	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges (line 1400)	
203. Existing loan(s) taken subject		503. Existing loan(s) taken subject	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213. Adjustment to Purchase Price	15,000.00	513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	<b>151,776.45</b>	520. Total Reduction Amount Due Seller	
<b>300. Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>	
301. Gross amount due from Borrower (line 120)	<b>150,989.45</b>	601. Gross amount due to Seller (line 420)	
302. Less amounts paid by/for Borrower (line 220)	<b>151,776.45</b>	602. Less reductions in amounts due to Seller (line 520)	
303. Cash ( From) (X To) Borrower	<b>787.00</b>	603.	

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.  
 Settlement Agent: \_\_\_\_\_ Date: \_\_\_\_\_

\* See Supplemental Page for details.

16657

L. Settlement Charges		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
<b>700. Total Sales/Broker's Commission based on price</b>			
Division of Commission (line 700) as follows			
701			
702			
703	Commission paid at Settlement		
704			
<b>800. Items Payable in Connection with Loan</b>			
801	Loan Origination Fee		
802	Loan Discount		
803	Appraisal Fee		
804	Credit Report		
805	Lender's Inspection Fee		
806	Mortgage Insurance Application Premium		
807	Assumption Fee		
808			
809			
810			
811			
812			
813			
814			
Supplemental Summary			
<b>900. Items Required by Lender to be Paid in Advance</b>			
901	Interest		
902			
903	Hazard Insurance Premium for		
904			
905			
Supplemental Summary			
<b>1000. Reserves Deposited with Lender</b>			
1001	Hazard Insurance		
1002	Mortgage Insurance		
1003	City Property Taxes		
1004	County Property Taxes		
1005	Annual assessments		
1006			
1007			
1008	Aggregate Accounting Adjustment		
<b>1100. Title Charges</b>			
1101	Settlement or closing fee - First American Title Company	550.00	
1102	Abstract or title search		
1103	Title examination		
1104	Title Insurance Binder		
1105	Document Fee		
1106	Notary Fee		
1107	Attorney Fee		
(includes above item numbers )			
1108	Title Insurance - Sec supplemental page for breakdown of individual fees and payees (includes above item numbers )	315.50	
1109	Lender's coverage \$0.00		
1110	Owner's coverage \$150,000.00 Premium: \$315.50		
1111			
1112			
1113			
1114			
1115			
1116			
1117			
<b>1200. Government Recording and Transfer Charges</b>			
1201	Recording fees		
1202	City/county tax/stamps		
1203	State tax/stamps		
1204			
1205			
1206			
<b>1300. Additional Settlement Charges</b>			
1301	Survey to		
1302	Post Inspection to		
1303	Special Hazard Disclosure (CA) to JCP-LGS Reports Natural Hazard Disclosur	123.95	
1304			
1305			
1306			
1307			
1308			
1309			
1310			
1311			
1312			
1313			
1314			
Supplemental Summary		989.45	
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>			

\* See Supplemental Page for details

10657

Supplemental Page  
HUD-1 Settlement Statement

**First American Title Company**  
Final Statement

File No.  
SSB-3361681

Loan No

Settlement Date:  
09/30/2009

Borrower Name & Address: City of Riverside  
3900 Main Street, Riverside, CA 92522

Seller Name & Address: The Bank of New York

Section L. Settlement Charges continued

1108. Supplemental Summary	315.50
a) Eagle Owners Policy - First American Title Company	
b) LTA Inform Binder Form (Owners) - First American Title Company	

Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
262.50	
53.00	

Section J. Summary of Borrower's Transaction continue

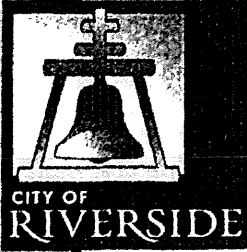
100. Gross Amount Due From Borrower	Borrower Charges	Borrower Credits
200. Amounts Paid By Or in Behalf of Borrower		
201. Supplemental Summary	136,776.45	
a) Earnest Money Deposit		1,000.00
b) Closing Costs		135,776.45

The following Section is restated from the Settlement Statement Page 1

300. Cash At Settlement From/To Borrower	600. Cash At Settlement To/From Seller
301. Gross amount due from Borrower (line 120)	601. Gross Amount due to Seller (line 420)
302. Less amounts paid by/for Borrower (line 220)	601. Less reductions in amounts due to Seller (line 520)
303. Cash ( From) (X To) Borrower	603.
150,989.45	
151,776.45	
787.00	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and distributions made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

16657



MEMORANDUM

Development Department

RECEIVED

MAY 27 2011

City of Riverside  
City Clerk's Office

DATE: 05/26/2011  
TO: CITY CLERK'S OFFICE  
FROM: SHONDA HEROLD, HOUSING COORDINATOR  
RE: NSP - ORIGINAL GRANT DEED, TITLE INSURANCE AND FINAL SETTLEMENT  
STATEMENT-151-211-012, 8873 CAMPBELL AVENUE, RIVERSIDE

D-16657

For your records

~~When completed please contact April Calhoun at extension x2279~~

CONTACT SHONDA HEROLD  
W/ ANY QUESTIONS  
x5590

16657





*First American*

323 W Court St,  
San Bernardino CA 92401

**Riverside**



12/2/2009

8873 Campbell Ave  
151-211-012

**Transmittal**

Order No: 3361681

Shonda Herold  
City of Riverside  
3900 Main St  
Riverside CA 92522

Enclosed please find 2 attached documents.

First American Title Company

Page Count 5

16657

**INTERIM BINDER**

**FEE \$578.00**

**FIRST AMERICAN TITLE INSURANCE COMPANY**  
a corporation,

hereby agrees that with the vestee named herein that it will issue, from and after the date shown below, its Eagle Owners policy of title insurance with a liability not exceeding \$150,000.00, showing title to the estate or interest described to be vested in the vestee named herein subject only to the exceptions shown herein and to all of the provisions of the policy; or, if a valid and sufficient instrument creating an insurable estate or interest in favor of the nominee of the vestee named herein is executed, delivered and recorded within two years from the date shown below, the policy will be issued as of the date of recording the instrument, insuring the estate or interest subject only to the aforesaid exceptions and provisions of the policy and to liens, encumbrances and any other matters which shall have intervened, occurred or attached, or become for the first time disclosed of record between the date stated below and the date of recording the instrument, including those matters which may attach as a result of the recording.

This Binder is preliminary to the issuance of the policy of title insurance and shall become null and void 730 days from the date shown below or when the policy is issued, whichever shall first occur.

Dated: September 30, 2009 at 8:00 A.M.

*First American Title Insurance Company*

BY *Dennis J. Altman* PRESIDENT

ATTEST *Christy Kelly* SECRETARY



**SCHEDULE A**

**The estate or interest in the land described or referred to herein is:**

A fee.

**Title to the estate or interest covered hereby at the date hereof is vested in:**

Housing Authority of the City of Riverside

**The land referred to herein is described as follows:**

Real property in the City of Riverside, County of Riverside, State of California, described as follows:

LOT 270 OF SIERRA FOOTHILL TRACT NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 26 PAGE 77 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM ALL METALS AND MINERALS AND ALL PETROLEUM, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL SURFACE DEPOSITS AND SUBSOIL PRODUCTS OF ANY NATURE OR CHARACTER WHATSOEVER IN, UNDER OR ON SAID PROPERTY AND EVERY PART THEREOF, WITHOUT RIGHT OF SURFACE ENTRY TO A DEPTH OF 500 FEET AS RESERVED BY ANZA REALTY COMPANY IN DEED RECORDED DECEMBER 30, 1953 IN BOOK 1539 PAGE 215 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 151-211-012-6

**Exceptions:**

1. General and special taxes and assessments for the fiscal year 2009-2010.

First Installment:	\$917.02, PAID
Penalty:	\$91.70
Second Installment:	\$917.02, OPEN
Penalty:	\$119.70
Tax Rate Area:	009-174
A. P. No.:	151-211-012-6
  
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

- 3. Covenants, conditions, restrictions and easements in the document recorded March 12, 1948 as Book 899 Page 162 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes or applicable state law. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

An easement as contained in the above document.

For: utilities and incidental purposes.

The location of the easement cannot be determined from record information.

- 4. An easement shown or dedicated on the Map as referred to in the legal description

For: public utilities and incidental purposes.

- 5. An easement for either or both pole lines, conduits or underground facilities and incidental purposes, recorded January 14, 1954 as Book 1544, Page 531 of Official Records.

In Favor of: Southern California Edison Company

Affects: The land

- 6. An easement for either or both pole lines, conduits or underground facilities and incidental purposes, recorded March 1, 1954 as Book 1559, Page 523 of Official Records.

In Favor of: Pacific Telephone and Telegraph Company

Affects: The land

- 7. Covenants, conditions, restrictions and easements in the document recorded December 30, 1953 as Book 1539, Page 215 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes or applicable state law. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

An easement as contained in the above document.

For: public utilities and incidental purposes.

Document(s) declaring modifications thereof recorded August 10, 1954 as Book 1618, Page 216 of Official Records.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

7726/77

**SIERRA FOOTHILL TRACT NO. 3**

BEING A SUBDIVISION OF PORTIONS OF LOTS 18, 19, 25, 26, 27, E, F,  
 J, Q, OO, NN OF ALCAZAR AS RECORDED IN MAP BOOK 16, PGS. 31-34,  
 AND A PORTION OF LOT 303 OF CAMP ANZA SUBDIVISION NO. 1  
 AS RECORDED IN MAP BOOK 22, PGS. 81 & 82, ALL RECORDS OF  
 RIVERSIDE COUNTY, CALIFORNIA

157507  
**FILED**  
 DES - 2 1953  
 JACK A. FROG  
 County Clerk  
 12:15 P.M. 1953  
 by: G. Clark

We hereby certify that we are the owners of, or are entitled to the land included within the address shown upon the annexed map; that we are the only persons whose interest in the same is shown upon the annexed map, and that we are the only persons whose interest in the same is shown upon the annexed map, and that we are the only persons whose interest in the same is shown upon the annexed map.

STATE OF CALIFORNIA  
 County of Riverside  
 I, County Clerk, do hereby certify that the within and foregoing map and plat of subdivision of land is a true and correct copy of the original map and plat of subdivision of land as recorded in Map Book 16, Pages 31-34, and a portion of Map Book 22, Pages 81 & 82, all records of Riverside County, California.

I hereby certify that regarding to the records of this office and of this date there are no liens against the property shown on the annexed map and plat of subdivision of land, except the local taxes and special assessments collected as follows:

*Edward J. ...*  
 Deputy  
 County of Riverside, State of California  
 Planning Commission

The County of Riverside, State of California, by and through its duly authorized officers, hereby certifies that the map and plat of subdivision of land shown herein, except Lots 18, 19, 25, 26, 27, E, F, J, Q, OO, NN which are hereby not accepted as public roads.

Approved by the Riverside County Planning Commission in accordance with the requirements of law on this day authorized meeting held this 13th day of December, 1953.

*Harold J. ...*  
 Secretary, Riverside County Planning Commission

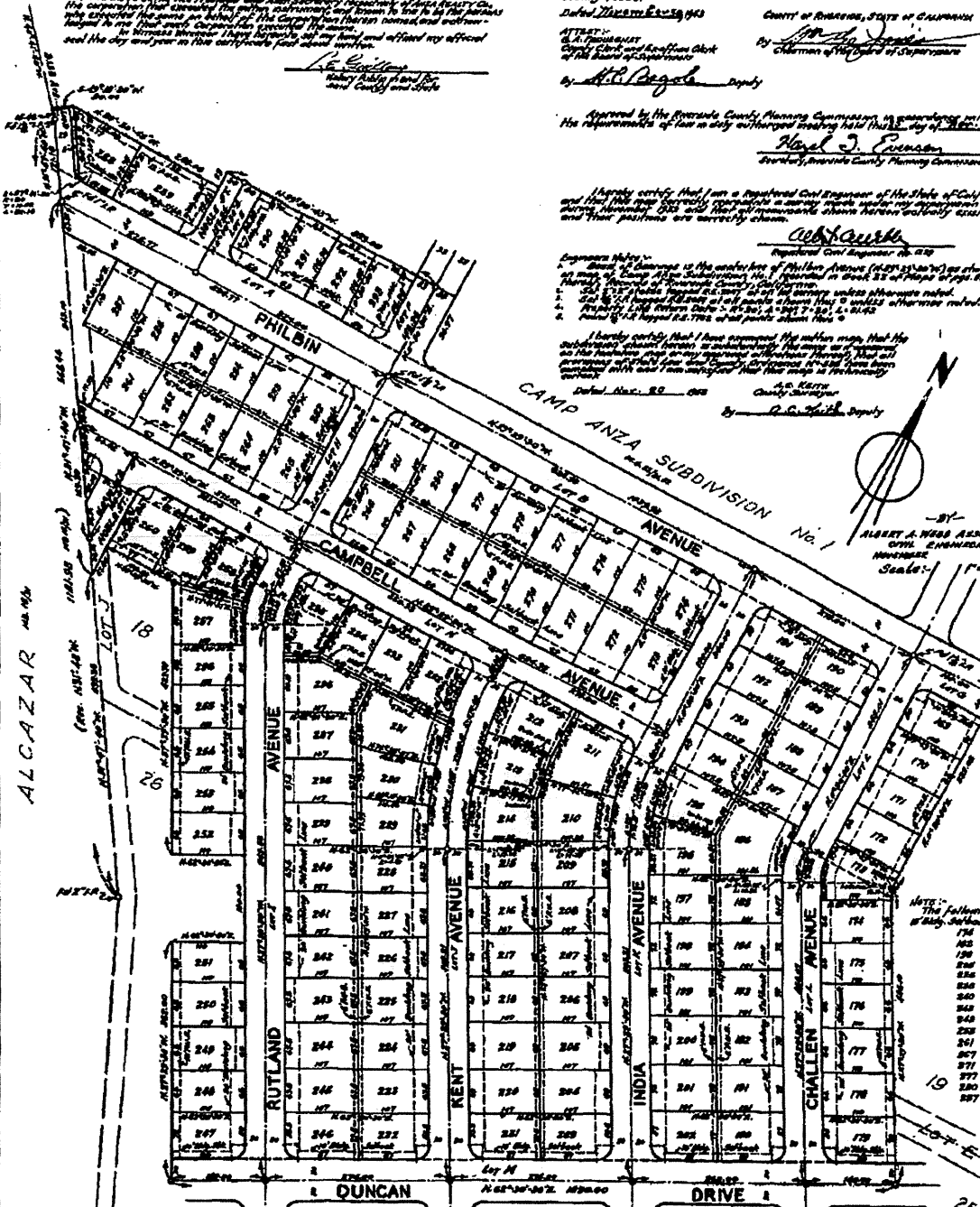
I hereby certify that I am a Registered Civil Engineer of the State of California and that this plan, specification and survey maps and plat of subdivision of land shown herein and all measurements shown herein are true and correct and that the positions are correctly shown.

Engineer's Notes:  
 1. Base of Survey is the southeast corner of Philbin Avenue (Map Book 16, Page 31) as shown on map of Camp Anza Subdivision No. 1, Map Book 22, Page 82 of Riverside County, California.  
 2. All measurements are made in feet and inches unless otherwise noted.  
 3. All bearings are given in degrees, minutes and seconds unless otherwise noted.  
 4. All angles are given in degrees, minutes and seconds unless otherwise noted.

*Edith ...*  
 Registered Civil Engineer No. 219  
 Edith ...  
 Deputy

I hereby certify that I have examined the within map, that the subdivision shown herein is in conformity with the laws of the State of California and that the measures shown on the map are correct and that the positions are correctly shown.

*Albert A. ...*  
 CIVIL ENGINEER  
 SCALE: 1" = 100'  
 NORTH



NOTE: The following lots have a 1/4 mile setback lines:  
 174  
 175  
 176  
 177  
 178  
 179  
 180  
 181  
 182  
 183  
 184  
 185  
 186  
 187

16657