

1303596216
CHICAGO TITLE COMPANY

When recorded mail to:

Charles & Naomi Avila
1697 Production Circle
Riverside, CA 92509

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Has not been compared with original.
GARY L. ORSO
County Recorder
RIVERSIDE COUNTY, CALIFORNIA

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code [6103])

M	S	U	PAGE	SIZE	OA	PCOR	NOCOR	SMF	MSC.
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

PKA 009-073

FOR RECORDER'S OFFICE USE ONLY

Project: **Downtown/Airport Industrial Redevelopment Project Area
Tamale Factory Sale, APN 213-222-006 and portion of APN 213-222-008**

D -

GRANT DEED

REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, a public body, corporate and politic, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to CHARLES AVILA AND NAOMI AVILA, Trustees, or their successors in Trust, under the Avila Living Trust of 1999, and any amendments thereto, 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, SUBJECT TO the Covenants, Conditions and Restrictions DESCRIBED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Dated 10/22/02

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

By: *Robert C. Walker*

Title: *Executive Director*

Attested By: *Codj Nicol*

Title Agency Secretary

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY *[Signature]*
Deputy City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Riverside } ss.

On October 21, 2002 before me, Janis Lowry, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Robert C. Wales and Colleen J. Nicol
Name(s) of Signer(s)

- personally known to me
- 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.

Janis Lowry
Signature of Notary Public

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

Signer's Name: _____

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

Signer Is Representing: _____

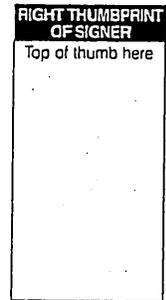


EXHIBIT A

Project: Tamale Factory Relocation

PARCEL "B"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING THAT PORTION OF BLOCK 6, RANGE 7, AS SHOWN BY THE MAP OF THE TOWN OF RIVERSIDE, ON FILE IN MAP BOOK 7, PAGE 17 THEREOF RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK 6;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 6 A DISTANCE OF 101.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTHWESTERLY, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID BLOCK 6 A DISTANCE OF 126.50 FEET TO THE SOUTHEASTERLY LINE OF THAT CERTAIN EASEMENT FOR A PUBLIC ALLEY GRANTED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED JUNE 25, 1993 AS INSTRUMENT NO. 244617, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

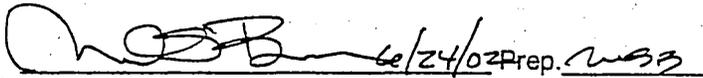
THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID BLOCK 6, A DISTANCE OF 27.88 FEET;

THENCE SOUTHEASTERLY, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID BLOCK 6 A DISTANCE OF 126.50 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK 6;

THENCE SOUTHWESTERLY, ALONG SAID SOUTHEASTERLY LINE OF BLOCK 6 A DISTANCE OF 27.88 FEET TO THE POINT OF BEGINNING;

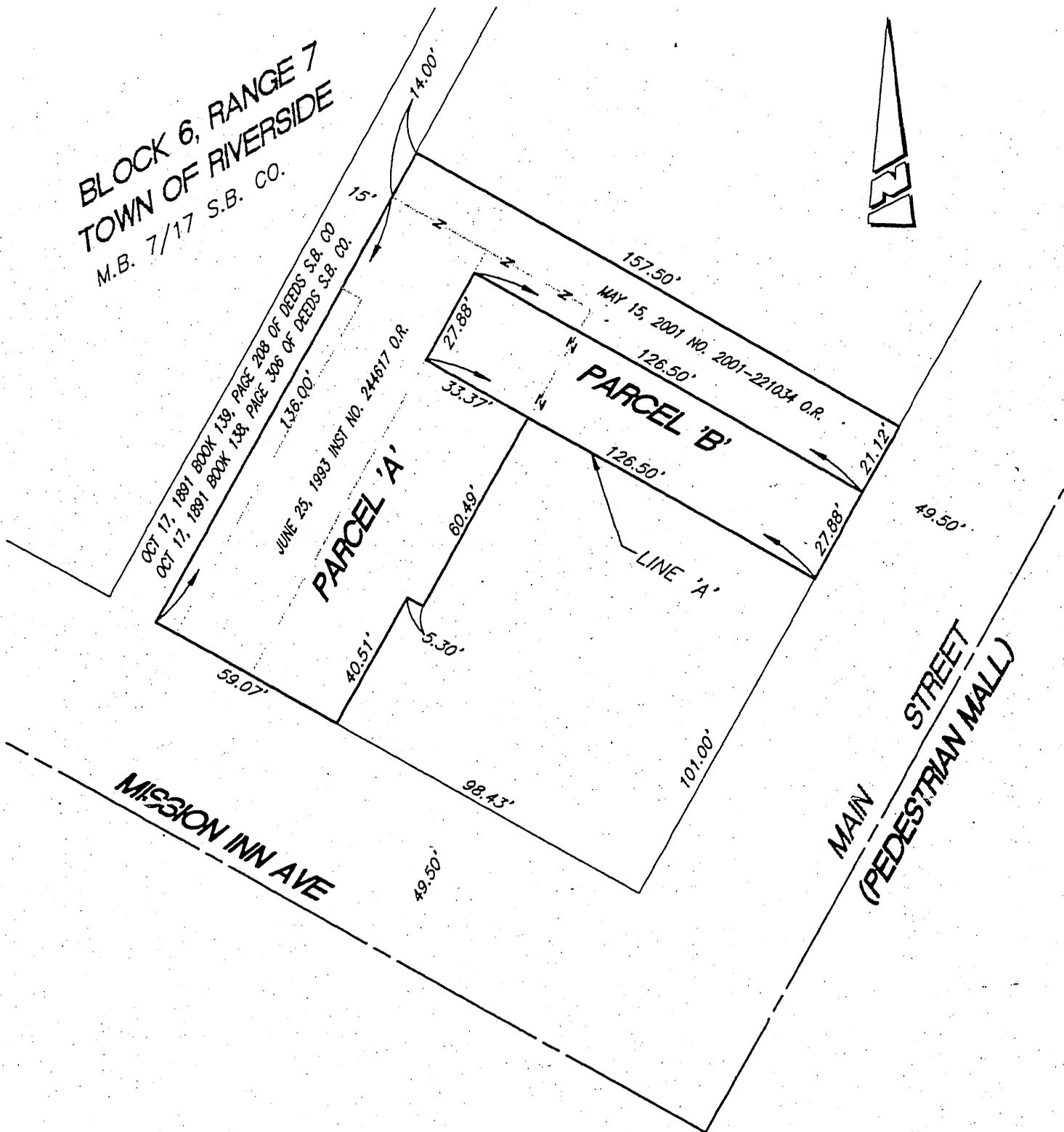
AREA: 3527 SQUARE FEET MORE OF LESS.

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


Mark S. Brown, L.S. 5655 Date 6/24/02 Prep. MSB
License Expires 9/30/03



BLOCK 6, RANGE 7
TOWN OF RIVERSIDE
M.B. 7/17 S.B. CO.



• 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

24-B

SCALE: 1" = 40'

DRAWN BY: CS

DATE: 5/11/03

SUBJECT: TUMBLE FACTORY RELOCATION

DX1670

EXHIBIT "B"

Covenants, Conditions & Restrictions

There shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, ancestry or national origin in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, nor shall any person(s) establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use of occupancy of tenants, lessees, subtenants, sublessee or vendees of the Property. The foregoing covenants shall run with the land and shall remain in effect in perpetuity.

All deeds, leases or contracts relative to the Property, or the improvements constructed thereon, shall contain or be subject to substantially the following nondiscrimination or non-segregation clauses, pursuant to California Health and Safety Code Section 33435 and 33436:

In Deeds: There shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall the grantee itself or any person claiming under or through it, establish or permit any such practice of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein conveyed. The foregoing covenants shall run with the land in perpetuity.

In Leases: Any and all leases made and accepted upon shall be subject to the following conditions: That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed religion, sex, marital status, national origin or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the land herein leased, nor shall the lessee itself, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land herein leased.

In Contracts: There shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land, nor shall the transferee itself or any person claiming under or through it establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees subtenant, sublessees or vendees of the land.