

RECORDING REQUESTED Y
ALLIANCE TITLE

DOC # 2006-0457435
 06/23/2006 08:00A Fee:29.00
 Page 1 of 5 Doc T Tax Paid
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder

When recorded mail to:

Real Property Services Division
 City of Riverside
 City Hall, 3900 Main Street
 Riverside, California 92522



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
			5			✓			
					L				DM
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

FOR RECORDER'S OFFICE USE ONLY

APN: 155-080-046
 Address: Jurupa/Van Buren

DX - 1417



DTT Separate Statement
Tr 009

62176/51

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 EMPIRE MARKET CENTERS, LLC, A California limited liability company, 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 June 12, 20 06

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

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

APPROVED AS TO FORM:

Allye White
 AGENCY GENERAL COUNSEL

Attest *C. [Signature]*
 Agency Secretary

Allye N. [Signature]

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside

SS

On June 12, 2004, before me Lorena Verduasco, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared

Michael J. Beck and Colleen J. Nicol
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.

Lorena Verduasco
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:

EXHIBIT A

APN: 155-080-046

Fee Simple

Those portions of Lots 50 and 51 of McCloskey Tract, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 10, Pages 36 and 37, in the Office of the County Recorder of said County, more particularly described as follows:

COMMENCING at the southerly terminus of that certain course having a bearing and length of "South 00°12'47" West, 1,093.17 feet", in the westerly line of Acorn Street as described in the quitclaim deed to the City of Riverside, recorded September 26, 1984 as Instrument No. 208504 of Official Records;

Thence North 00°12'47" East along said westerly line of Acorn Street, a distance of 815.92 feet to a point on a non-tangent curve concave southerly and having a radius of 459.28 feet, a radial bearing through said point bears North 09°59'00" West, said point also being the northeast corner of the land described in the deed to the Redevelopment Agency of the City of Riverside, recorded September 14, 1984 as Instrument No. 200826 of Official Records;

Thence westerly along said curve, through a central angle of 15°39'48", an arc distance of 125.56 feet;

Thence South 64°21'12" West, a distance of 60.00 feet to the beginning of a tangent curve concave northerly and having a radius of 459.28 feet;

Thence westerly along said tangent curve, through a central angle of 15°39'48", an arc distance of 125.56 feet;

Thence parallel with northerly line of Lots 52 and 53 of said McCloskey Tract, and said Lot 51, South 80°01'00" West, a distance of 941.39 feet;

Thence North 09°59'00" West, a distance of 71.43 feet to a point that is 304.00 feet southerly, measured at right angles, from said northerly line of Lot 51, said point being the **TRUE POINT OF BEGINNING**;

Thence parallel with said northerly line of Lots 50 and 51, South 80°01'00" West, a distance of 412.83 feet;

Thence South 40°17'50" West, a distance of 104.04 feet to the southerly line of the land described in the deed to the Redevelopment Agency of the City of Riverside, recorded September 28, 1984 as Instrument No. 210873 of Official Records;

Thence along the westerly prolongation of the southerly line of said last mentioned land, North 68°27'22" West, a distance of 102.85 feet to the northeasterly line of the land described in a deed to the County of Riverside, recorded July 1, 1954 in Book 1604, Page 191 of Official Records;

Thence along said northeasterly line, North 49°42'10" West, a distance of 185.19 feet to the southerly terminus of that certain course having a bearing and length of "North 15°28'08" East, 58.95 feet" in the southerly line of the land described in said quitclaim deed to the City of Riverside;

Thence along said southerly line, North 15°28'08" East, a distance of 58.95 feet to the beginning of a non-tangent curve, concave southeasterly, and having a radius of 645.00 feet, a radial line through said point bears North 41°39'02" West;

Thence northeasterly along said curve, through a central angle of 31°40'02", an arc distance of 356.49 feet to the easterly terminus thereof;

Thence continuing along said southerly line, North 80°01'00" East, a distance of 334.92 feet to a point on a line which bears North 09°59'00" West from the TRUE POINT OF BEGINNING;

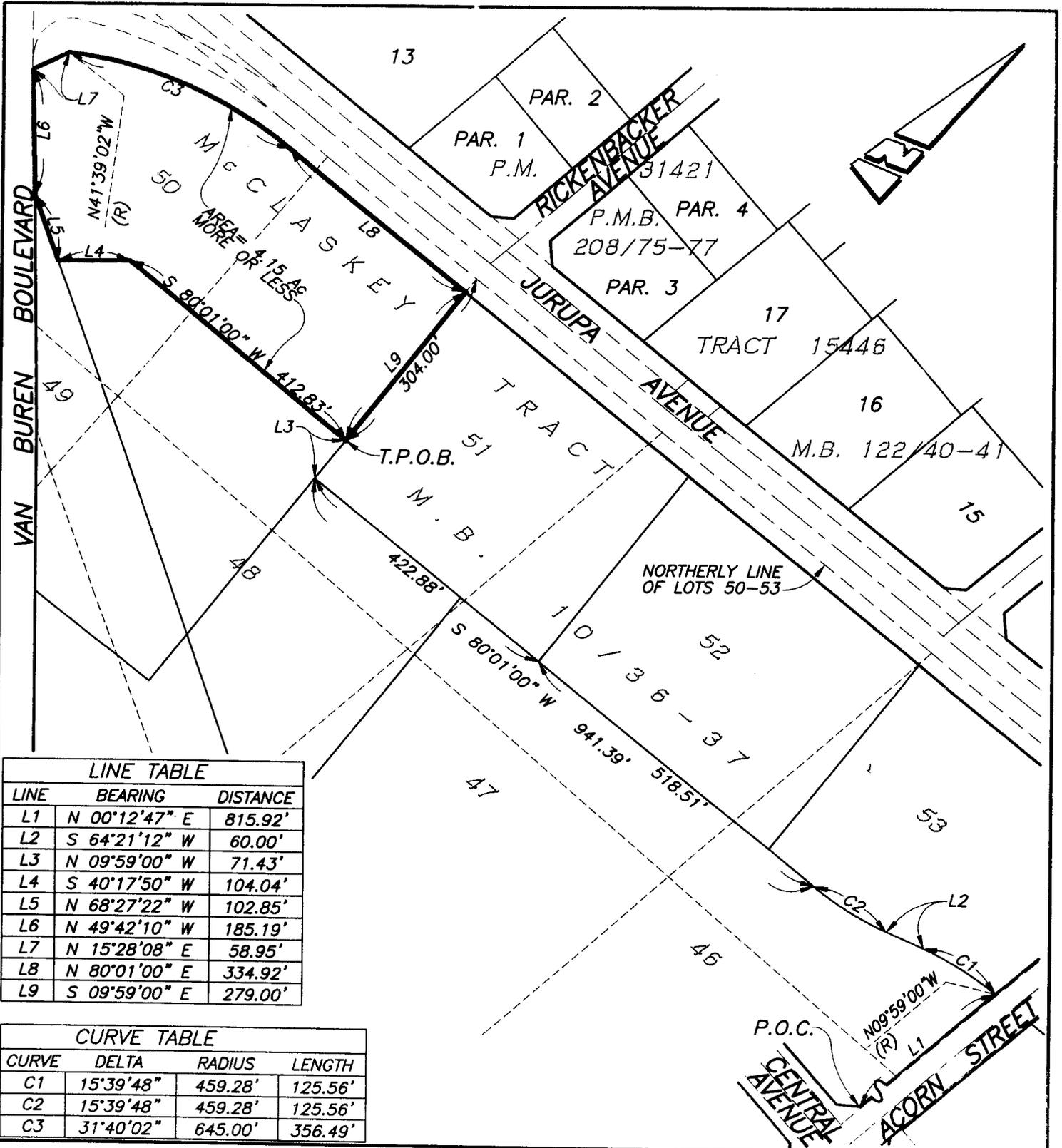
Thence South 09°59'00" East, along the last mentioned line, a distance of 334.92 feet to the **TRUE POINT OF BEGINNING**;

Containing 4.15 Acres, more or less.

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

 5/16/04 Prep. kl
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/07





LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°12'47" E	815.92'
L2	S 64°21'12" W	60.00'
L3	N 09°59'00" W	71.43'
L4	S 40°17'50" W	104.04'
L5	N 68°27'22" W	102.85'
L6	N 49°42'10" W	185.19'
L7	N 15°28'08" E	58.95'
L8	N 80°01'00" E	334.92'
L9	S 09°59'00" E	279.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	15°39'48"	459.28'	125.56'
C2	15°39'48"	459.28'	125.56'
C3	31°40'02"	645.00'	356.49'

• 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"=200'

DRAWN BY: RICH DATE: 05/16/06

SUBJECT: GRANT DEED FOR MARKET CENTERS PARCEL (VAN BUREN/JURUPA)

DX1417