

RECORDING REQUESTED BY:

SOUTHLAND TITLE

AND WHEN RECORDED MAIL TO:
RAINCROSS PROMENADE
1875 Century Park East
Suite 1350
Los Angeles, CA 90067

DOC # 2008-0388852

07/16/2008 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



DX 1495

ORDER NO.:

ESCROW NO.:

7003730

213.012.004

TRN: 009

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GRANT DEED

680
1

Southland Title

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DX1495

When recorded mail to:

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

FOR RECORDER'S OFFICE USE ONLY

Project: TM 34679
APN: 213-072-004 & 005
Address: 3272 Market Street

DX 1495

**NOTE TO COUNTY RECORDER:
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED**

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 RAINCROSS PROMENADE, L.P., a California Limited Partnership, 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.

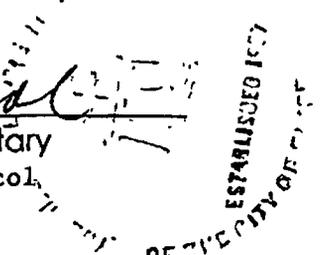
Dated December 21, 20 07

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

APPROVED AS TO FORM:

[Signature]
AGENCY GENERAL COUNSEL

By *[Signature]* Michael J. Beck
for Bradley L. Hudson, Executive Director.

Attest *[Signature]*
Agency Secretary
Colleen J. Nicol


DX1495

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside

} ss

On 12/21/2007, before me Hannah Dustin, 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.

Hannah Dustin
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: 213-072-004 & 005

Fee Simple

PARCELA

That portion of Block 2, Range 7 of the Town of Riverside, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 7, Page 17, in the Office of the County Recorder of said Office, more particularly described as follows:

BEGINNING at the southwesterly corner of said Block 2, said point being the intersection of the southeasterly line of Market Street with the northeasterly line of Third Street;

Thence northwesterly along said southeasterly line of Market Street, a distance of 220.00 feet to the southwesterly corner of the property conveyed to Mary E. Kovely as her sole and separate property by deed recorded July 16, 1941, in Book 507, Page 576 of Official Records of Riverside County, California;

Thence southeasterly along the southwesterly line of said parcel conveyed to Mary E. Kovely as her sole and separate property, a distance of 55.00 feet to the southeast corner thereof, said point being the southwest corner of the property conveyed to Mary E. Kovely and Andrew J. Kovely, Husband and Wife as Joint Tenants by deed recorded September 17, 1958, in Book 2333, Page 542 of said Official Records;

Thence continuing southeasterly, along the southerly line of said parcel conveyed to Mary E. Kovely and Andrew J. Kovely, a distance of 60.00 feet to the northwest corner of the property conveyed to Kenneth C. Lolmaugh and Dora C. Lolmaugh, Husband and Wife as Joint Tenants by deed recorded May 11, 1950, in Book 1172, Page 98 of said Official Records;

Thence southwesterly along the northwesterly line of said parcel conveyed to Kenneth C. Lolmaugh and Dora C. Lolmaugh, a distance of 110.00 feet to the southwesterly corner thereof;

Thence southeasterly along the southerly line of said parcel conveyed to Kenneth C. Lolmaugh and Dora C. Lolmaugh, a distance of 65.00 feet to the northwest corner of the property conveyed to Donald S. Thompson, a married man, by deed recorded November 9, 1956 in Book 1997, Page 152 of said Official Records;

Thence southwesterly along said parcel conveyed to Donald S. Thompson, a distance of 110.00 to the southerly corner thereof, said point being on the northeasterly line of Third Street;

Thence northwesterly along the northeasterly line of Third Street, a distance of 180.00 feet to the **POINT OF BEGINNING**;

SECOND STREET

TOWN OF RIVERSIDE

M.B. 7 / 17 S.B.

BLOCK 2 RANGE 7

MARKET STREET

MAIN STREET

55.00' 60.00'

PARCEL A

110.00'

220.00'

65.00' 50.00'

PARCEL B

110.00'

110.00'

PORTION GRANTED TO THE CITY OF RIVERSIDE PER DEED RECORDED 06-13-69 AS INSTR. NO. 59411

PORTION GRANTED TO THE CITY OF RIVERSIDE PER DEED RECORDED 07-11-69 AS INSTR. NO. 70912

P.O.B. PARCEL A

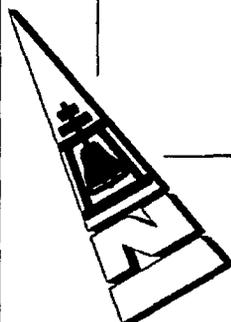
180.00'

50.00'

100.00'

T.P.O.B. P.O.C. PARCEL B PARCEL B

THIRD STREET



• CITY OF RIVERSIDE, CALIFORNIA •

246

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" = 60'

DRAWN BY: RICH DATE: 10/26/07

SUBJECT: REDEVELOPMENT AGENCY TO RIVER-REGIONAL, LLC (APNs 213-072-004 & 213-072-005)

G:\COMMON\PLATS\PROP SERVICES\1st-3rd REDEVELOPMENT\APN 213-072-004 OUTGOING

DX1495