

When recorded mail to:

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

Doc # 2007-0325595

05/16/2007 08:00A Fee:NC

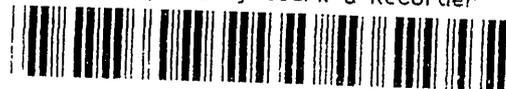
Page 1 of 6

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
			6						1
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									042

Project: Five Points Property Acquisition  
APN: 146-220-032  
Address: 11124 Pierce Street

D - 159995



TRA-009-175

# GRANT DEED

WESTERN MANAGEMENT COMPANY, LLC, a California Limited Liability Company, who acquired title as WESTERN MANAGEMENT COMPANY, a California General Partnership, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, 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 5/3/07

WESTERN MANAGEMENT COMPANY, LLC, a California Limited Liability Company

By: Alden D. McKelvey

By: Dale M. Daugherty

Print Name: ALDEN D. MCKELVEY

Print Name: Dale M. Daugherty

Title: Managing Partner  
*ADM*

Title: Managing Partner

By: Dale M. Daugherty

Print Name: Dale M. Daugherty

Title: Managing Partner

159995

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside SS

On 4-20-07, before me [Signature]  
(date) (name)

a Notary Public in and for said State, personally appeared

[Signature]  
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.

[Signature]  
Signature

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 4/20/07

REDEVELOPMENT AGENCY OF THE  
CITY OF RIVERSIDE

By: [Signature]

Print Name: [Signature]

[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:

\_\_\_\_\_  
\_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of MONTANA

County of Missoula

} ss.

On April 24, 2007  
Date

before me,

*Cindy Smith Notary Public*  
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Dale M. Daugherty

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.

*Cindy Smith*

Signature of Notary Public

EXP. JUN 1 2009

**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: \_\_\_\_\_

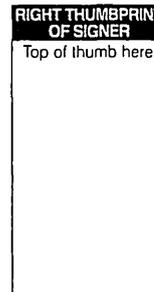
Signer(s) Other Than Named Above: \_\_\_\_\_

**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: \_\_\_\_\_

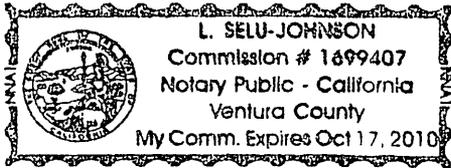


**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of Ventura } ss.

On 5-3-07 before me, L. Selu Johnson - Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Alden D. McKelvey  
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.

\_\_\_\_\_  
Signature of Notary Public

**OPTIONAL**

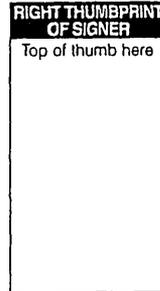
*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Grant deed  
Document Date: 5/3/07 Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: N. Daugherty / Dale M. Daugherty

**Capacity(ies) Claimed by Signer**

Signer's Name: Alden D. McKelvey  
 Individual  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney-in-Fact  
 Trustee  
 Guardian or Conservator  
 Other: Managing Partner  
Signer Is Representing: \_\_\_\_\_



15995

EXHIBIT A

APN 146-220-032  
FEE SIMPLE INTEREST

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

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

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 14 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, SAID POINT BEING AN ANGLE POINT IN THE BOUNDARY LINE OF PARCEL 1 CONVEYED TO JAMES G. BURKETTE, ET UX, BY DEED RECORDED JANUARY 8, 1982, AS INSTRUMENT NO. 4273 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

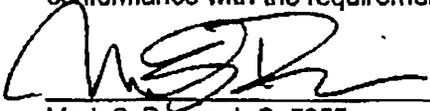
THENCE SOUTH 60 DEGREES 36' 25" WEST, PARALLEL WITH THE NORTHWESTERLY LINE OF LOT 7, BLOCK 57 OF LA SIERRA HEIGHTS TRACT NO.2, AND ALONG THE BOUNDARY LINE OF SAID PARCEL 1 CONVEYED TO BURKETTE AND ITS SOUTHWESTERLY PROLONGATION, A DISTANCE OF 150.00 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT SOUTH 60 DEGREES 36' 25" WEST, 300.05 FEET FROM THE SOUTHWESTERLY RIGHT OF WAY LINE OF LA SIERRA AVENUE (FORMERLY HOLDEN AVENUE), AS SHOWN ON SAID MAP OF LA SIERRA ACADEMY TRACT NO.1;

THENCE NORTH 30 DEGREES 51' 40" WEST AND PARALLEL WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE; A DISTANCE OF 119.99 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT 30.00 FEET SOUTHWESTERLY, MEASURED AT A RIGHT ANGLE, FROM SAID NORTHWESTERLY LINE OF LOT 7, BLOCK 57 OF LA SIERRA HEIGHTS TRACT NO.2;

THENCE NORTH 60 DEGREES 36' 25" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 150.00 FEET TO A POINT IN THE SOUTHWESTERLY BOUNDARY LINE OF SAID LA SIERRA ACADEMY TRACT NO.1, SAID POINT ALSO BEING IN THE SOUTHWESTERLY BOUNDARY LINE OF PARCEL 1 CONVEYED TO JAMES G. BURKETTE AS AFORESAID;

THENCE SOUTH 30 DEGREES 51' 40" EAST ALONG SAID SOUTHWESTERLY BOUNDARY LINE, A DISTANCE OF 119.99 FEET TO THE POINT OF BEGINNING.

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

 10/12/07 Prep. \_\_\_\_\_  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/07



15995

Government Code 27361.7

I Certify Under Penalty of Perjury That The Notary Seal  
On The Document To Which This Statement Is Attached  
Reads As Follows:

Name of Notary: Cindy Smith

Commission No: NA

Date Commission Expires: Jan 8, 2009

County: Missoula

By: famiala

Date: 05/16/2007

636

15995