

Recording Requested By  
CHICAGO TITLE COMPANY  
When recorded mail to:

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

DOC # 2007-0349848  
05/11/2007 08:00A Fee:NC  
Page 1 of 5  
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
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									049

FOR RECORDER'S OFFICE USE ONLY

D. T. T. 0

Project: Kawa Market  
APN: 218-261-001 TRA 009-000  
Address: 5410 Magnolia Avenue, Riverside, CA

D -

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T  
049

### GRANT DEED

LIN LIN GUAN AND HUA YU, Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA, 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: 4/30/07

By: Hua Yu  
Hua Yu

By: Lin Lin Guan  
Lin Lin Guan

16002

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California }
County of RIVERSIDE } ss

CAPACITY CLAIMED BY SIGNER

On 4-30-07, before me AUDREY D. JOHNSON - NOTARY PUBLIC

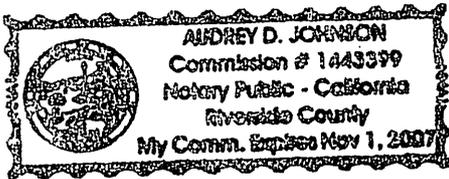
( ) Attorney-in-fact
( ) Corporate Officer(s)
Title
Title

a Notary Public in and for said State, personally appeared
HUA YU AND LIN LIN GUAN
Name(s) of Signer(s)

( ) Guardian/Conservator
( ) Individual(s)
( ) Trustee(s)
( ) Other

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.

( ) Partner(s)
( ) General
( ) Limited



WITNESS my hand and official seal.

Audrey D. Johnson
Signature

The party(ies) executing this
document is/are representing:

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: 5/2/07

REDEVELOPMENT AGENCY OF THE
CITY OF RIVERSIDE

By: Belinda J. Graham

APPROVED AS TO FORM:

Print Name: Belinda J. Graham

AGENCY GENERAL COUNSEL

EXHIBIT A

APN 218-261-001  
FEE INTEREST

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

LOT 1 AS SHOWN BY MAP OF LINWOOD PLACE ADDITION NO. 2 ON FILE IN MAP BOOK 8, PAGE 48 THEREOF, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

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

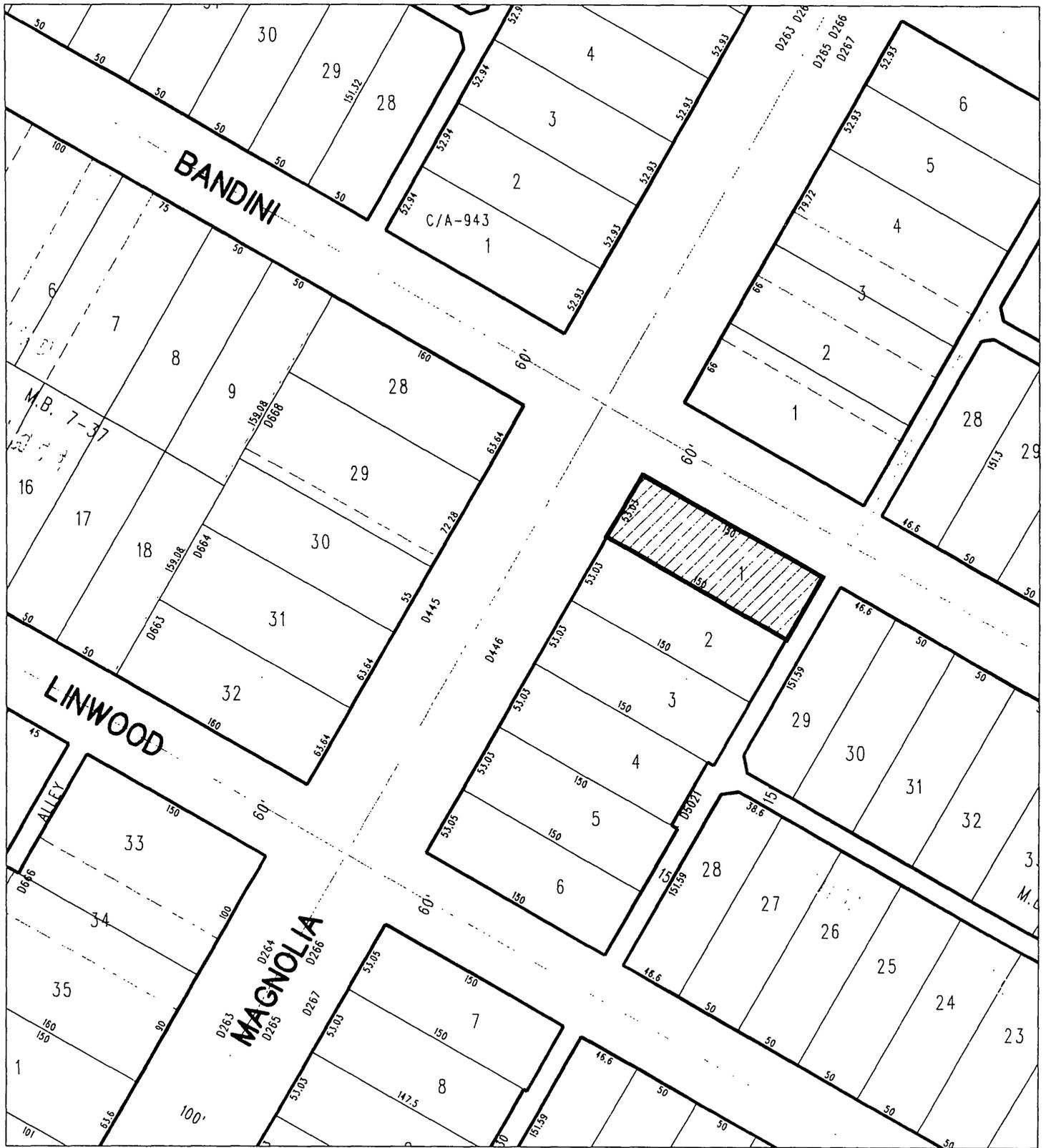


4/30/07  
Date

Prep. \_\_\_\_\_

Mark S. Brown, L.S. 5655  
License Expires 9/30/07





◆ CITY OF RIVERSIDE, CALIFORNIA ◆ 39.5

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" = 100'

Drawn by: bmark

Date: 04/30/07

Subject: KAWA MARKET

1600Z



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 : Audrey D. Johnson
Notary Identification Number : 1443399
County Where Bond Is Filed : Riverside
Date Commission Exp : NOV. 1, 2007

DATE: 5, 29, 07
SPL, Inc. as agent
Signature

State of California )
County of )
On before me, personally appeared,
personally known to me (or proved to me 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

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

SPL, Inc. as agent
DATE: / /
Signature

16002