

Recording Requested By
 First American Title Company
 Riverside Resale

When recorded mail to:

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

DOC # 2008-0236571
 05/06/2008 08:00A Fee:NC
 Page 1 of 7
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



2382336 - 04

FREE RECORDING

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

Project: Van Buren SR 91 Improvements
 Parcel 2
 A.P.N. 233-063-010
 TRA.: 009-139

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GRANT DEED

R.J.R. PROPERTIES, INC., a Nevada corporation, as Grantor, FOR VALUABLE
 CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY
 OF RIVERSIDE, a municipal corporation of the State of California, 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.

IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this 4th day of

APRIL, 2008.

R.J.R. PROPERTIES, INC., a Nevada corporation

By * Hagop Kofjarali

HAGOP KOFJARALI
(print name)

Title PRESIDENT

By _____

(print name)

Title _____

GENERAL ACKNOWLEDGEMENT

State of California

County of _____ } ss

On _____, before me _____
(date) (name)

a Notary Public in and for said State, personally appeared

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

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 California

County of RIVERSIDE }

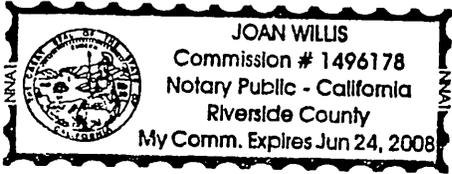
On 4-4-08 before me, JOAN WILLIS, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared HAGOP KOFJARALI
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature [Handwritten Signature]
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(s)

Signer's Name: _____

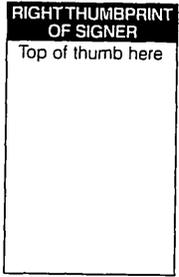
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

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



Signer Is Representing: _____

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**CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 4/28/08

CITY OF RIVERSIDE

By Amelia M. Valeri

PARCEL 2 DEED RJR.DOC

APPROVED AS TO FORM

SUPERVISING PUBLIC CITY ATTORNEY

EXHIBIT "A"

*Van Buren SR91 Improvements - Parcel 2
A.P.N. 233-063-010
Fee Simple Interest*

All that certain real property located in the City of Riverside, County of Riverside, State of California, as described in deed to R.J.R. Properties, Inc., a Nevada Corporation, as Parcel 2 by Quitclaim Deed recorded August 02, 1996, as Instrument No. 291549 of Official Records of Riverside County, California, being described in said Quitclaim Deed as follows:

That portion of Lot 10 in Block 25 of Village of Arlington, as shown by map on file in Book 1, Page(s) 62 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the most southerly corner of said Lot;

THENCE northerly along the easterly line of Van Buren Boulevard (formerly Van Buren Street), 257.01 feet;

THENCE North 32°44' East, 40.00 feet;

THENCE North 39°23' East, 36.00 feet;

THENCE North 51°02' East, 36.00 feet;

THENCE North 55°27' East, 14.50 feet to a point located 122.00 feet easterly from the easterly line of Van Buren Boulevard, measured at right angles therefrom;

THENCE South 34°28' East, and parallel with the easterly line of Van Buren Boulevard, to a point on the southerly line of said Lot;

THENCE westerly along the southerly line of said Lot, 122.00 feet to the POINT OF BEGINNING;

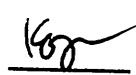
EXCEPT THEREFROM that portion of said land as named in the Final Order of Condemnation recorded February 17, 1959, in Book 2416, Page(s) 236, Official Records;

ALSO EXCEPT THEREFROM that portion deeded to the City of Riverside, by deed recorded July 30, 1976, as Instrument No. 111783, Official Records;

ALSO EXCEPT THEREFROM that portion deeded to the City of Riverside by deed recorded May 25, 1993, as Instrument No. 194373, Official Records.

Area – 7,573 square feet.

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

 7/31/07 Date Prep. 
Mark S. Brown, L.S. 5655
License Expires 9/30/07



RIVERSIDE FREEWAY

VAN BUREN BOULEVARD

(FORMERLY VAN BUREN STREET)

N55°27'E 36.00' 14.50'
 N32°44'E 40.00' N39°23'E 36.00'
 N51°02'E 36.00'

VILLAGE OF ARLINGTON

M.B. 1/62 S.B. Co.

122.00'

N34°28'W 257.01'

S34°28'E

2/17/59
 2416/236 O.R.

LOT 10 BLOCK 25

R/S 48/83

1056

62'
 60'

57'
 5/25/93

#194573 O.R.

02

34.17

233-063-010
 RJR PROPERTIES, INC.
 FEE SIMPLE INTEREST
 7573 SQ.FT.

946

7/30/76

#111783 O.R.

122'

40'

44'

INDIANA AVENUE

R/S 52/85

55'

INDICATES ACCESS DENIAL LINE

• 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

66-7

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 1/4/07

SUBJECT: VAN BUREN BOULEVARD SR91 IMPROVEMENTS

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