

When recorded mail to:

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

DOC # 2011-0112565

03/11/2011 02:14P Fee:NC

Page 1 of 11

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
M	A	L	465	426	PCOR	NCOR	SMF	XCHG	EXAM
N/A						T:	CTY	UNI	Del

Project: Freeman/Was/Spriggs
APN: 213-222-007
Address: 3700 Sixth and 3615-3653 Main

~~DX-~~

D-16562



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 THE CITY OF RIVERSIDE, a California charter city and municipal corporation, the real property as granted to the Redevelopment Agency of the City of Riverside in Instrument 2009-0409094, recorded on 08/05/2009, located in the City of Riverside, County of Riverside, State of California.

Dated: March 1, 2011

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

APPROVED AS TO FORM:

[Signature]
AGENCY GENERAL COUNSEL

By: [Signature]
Belinda J. Graham, Assistant City Manager
for Bradley J. Hudson, Executive Director

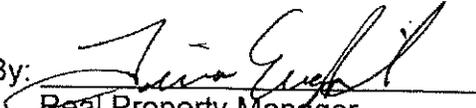
Attest: [Signature]
Colleen J. Nicol, Agency Secretary

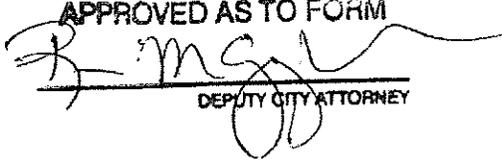
**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and 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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated: March 1, 2011

CITY OF RIVERSIDE

By: 
Real Property Manager

APPROVED AS TO FORM

DEPUTY CITY ATTORNEY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Riverside }

On March 10, 2011 before me, Sherry R. Morton Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Colleen J. Nicol
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.

Signature: Sherry R. Morton
Signature of Notary Public

Place Notary Seal Above

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: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Corporate Officer — Title(s): _____

Individual

Individual

Partner — Limited General

Partner — Limited General

Attorney in Fact

Attorney in Fact

Trustee

Trustee

Guardian or Conservator

Guardian or Conservator

Other: _____

Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

10562

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

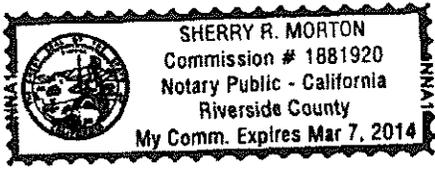
State of California

County of Riverside }

On March 9, 2011 before me, Sherry R. Morton, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Belinda J. Graham
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.

Signature: Sherry R. Morton
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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Signer's Name: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Corporate Officer — Title(s): _____

Individual

Individual

Partner — Limited General

Partner — Limited General

Attorney in Fact

Attorney in Fact

Trustee

Trustee

Guardian or Conservator

Guardian or Conservator

Other: _____

Other: _____

Signer Is Representing: _____

Signer Is Representing: _____



Recording Requested By
First American Title Company
Riverside, CA
When recorded in the

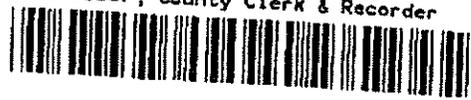
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2009-0409094

08/05/2009 08:00A Fee:NC
Page 1 of 8

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
1			8						
M	A	L	485	426	PCOR	NCOR	SMF	NCHG	EXAM
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Project: Freeman/Was/Spriggs
APN: 213-222-007
Address: 3700 Sixth and 3615-3653 Main

D - NO consideration

o

T
043

GRANT DEED

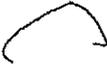
EVERETT L. SPRIGGS, TRUSTEE OF THE SPRIGGS FAMILY TRUST DATED MAY 28, 1998 AS TO UNDIVIDED 1/3 INTEREST; SHIRLEY ANN FREEMAN, SUCCESSOR TRUSTEE OF THE FREEMAN FAMILY REVOCABLE TRUST DATED SEPTEMBER 5, 1997, AS TO AN UNDIVIDED 1/3 INTEREST; AND WILLIAM G. WAS, TRUSTEE OF THE WAS FAMILY REVOCABLE TRUST DATED MAY 3, 1982, AS TO AN UNDIVIDED 1/3 INTEREST, 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: 7/31/2009

SPRIGGS FAMILY TRUST DATED MAY 28, 1998

By: Everett L. Spriggs
Everett L. Spriggs, Trustee

10562



THE FREEMAN FAMILY REVOCABLE TRUST DATED SEPTEMBER 5, 1997

Dated: 7/28/09

By: Shirley Ann Freeman
Shirley Ann Freeman, Successor Trustee

Dated: 7/20/09

THE WAS FAMILY REVOCABLE TRUST DATED MAY 3 1982

By: William G. Was
William G. Was, Trustee

ACKNOWLEDGEMENT

State of Arizona
County of Maricopa } ss

On 7/20/2009 before me Gina Cole A NOTARY PUBLIC
personally appeared William F. Was Trustee
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.

Gina Cole
Notary 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: 7/30/09

REDEVELOPMENT AGENCY OF
THE CITY OF RIVERSIDE

By: Amelia M. Valeri
Real Property Manager

APPROVED AS TO FORM:

[Signature]
AGENCY GENERAL COUNSEL

APPROVED AS TO FORM

[Signature]
SUPERVISOR DEPUTY CITY ATTORNEY

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside } ss.

On 7-28-09, before me, Vicky Mills A NOTARY PUBLIC.

personally appeared Shirley Ann Freeman, 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. [Signature]
NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER _____ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Grant Deed
TITLE OR TYPE OF DOCUMENT

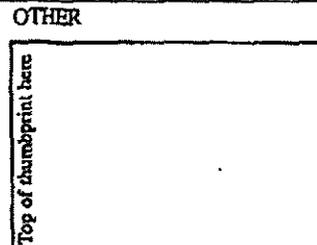
3
NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT OF SIGNER



STATE OF CALIFORNIA)
COUNTY OF Riverside)

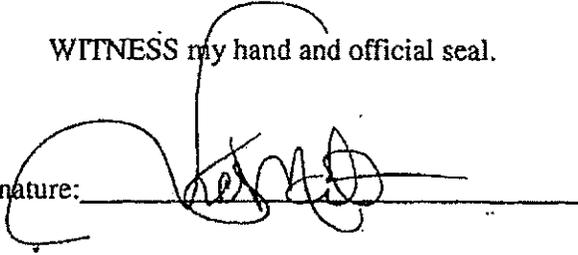
ss

On 7-31-09 before me, Vicky Mills A NOTARY PUBLIC
personally appeared Everett L. Spriggs, 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.

Signature: _____



(Seal)

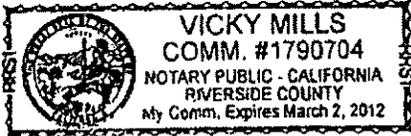


EXHIBIT "A"

APN: 213-222-007

That certain real property in the City of Riverside, County of Riverside, State of California described as follows:

Parcel 1

That portion of Block 6, Range 7 as shown by Map of the Town of Riverside, on file in Book 7 of Maps at Page 17 thereof, Records of San Bernardino County, California, described as follows:

Beginning at the Northeast corner of said Block 6, Range 7;

Thence Southerly on the Westerly line of Main Street, a distance of 66 feet and 5 inches;

Thence at right angles Westerly and parallel with the Southerly line of Sixth Street, a distance of 157 and one-half feet to an alley;

Thence at right angles Northerly and parallel with the Westerly line of Main Street, a distance of 66 feet and 5 inches;

Thence at right angles, Easterly on the Southerly line of Sixth Street, a distance of 157 and one-half feet to the point of beginning.

Parcel 2

That portion of Block 6, Range 7 as shown by Map of the Town of Riverside, on file in Book 7 of Maps at Page 17 thereof, Records of San Bernardino County, California, described as follows:

Beginning on the Westerly line of Main Street, at a point 66 feet and 5 inches Southerly from the Northeast corner of said Block 6, Range 7;

Thence Southerly on the Westerly line of Main Street, a distance of 51 feet and 5 inches, more or less to a point which lies 213.00 feet North of the Southeast corner of said Block 6, Range 7;

Thence Westerly and parallel with the Southerly line of Sixth Street, a distance of 157 and one-half feet to an alley;

Thence Northerly and parallel with the Westerly line of Main Street, a distance of 51 feet and 5 inches, more or less, to a point which is 66 feet and 5 inches Southerly of the South line of Sixth Street, as measured parallel with the West line of Main Street;

Thence Easterly and parallel with the Southerly line of Sixth Street, a distance of 157 and one-half feet to the point of beginning.

Parcel 3

That portion of Block 6, Range 7 as shown by Map of the Town of Riverside, on file in Book 7 of Maps at Page 17 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the Southeast corner of said Block 6, Range 7;

Thence Northerly on the Westerly line of Main Street, a distance of 150.00 feet to the true Point of Beginning of the parcel of land to be described;

Thence Northerly on said Westerly line, a distance of 63.00 feet;

Thence at right angles Westerly, a distance of 157 and one-half feet to an alley;

Thence Southerly along said alley, a distance of 63.00 feet;

Thence at right angles Easterly, a distance of 157 and one-half 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.


Mark S. Brown, L.S. 5655 Date 9/16/09 Prep. E.V.
License Expires 9/30/09

