

When recorded mail to:

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

DOC # 2011-0112596

03/11/2011 02:24P 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 | 465 | 426 | PCOR | NCOR | SMP | NGHG | EXAM |
| NCHG CC | | | | | | T: | CTY | UNI | 029 |

APN: 234-101-057
Previously a portion of
234-101-055

~~DX-~~



D-16570

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 2008-0224354, recorded on 05/01/2008, located in the City of Riverside, County of Riverside, State of California.

Dated: March 8, 2011

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

APPROVED AS TO FORM:

AGENCY GENERAL COUNSEL

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

Attest: Colleen J. Nicol
Colleen J. Nicol, Agency Secretary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of RIVERSIDE

On MAR 11, 2011 before me, JANET S. SPINDLER, 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: [Handwritten Signature]

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: _____

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

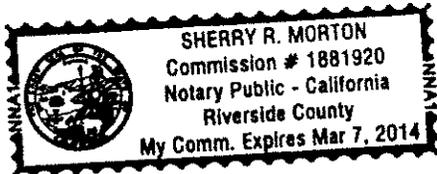
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California }
County of Riverside }

On March 11, 2011 before me, Sherry R. Morton, Notary Public
Date Here Insert Name and Title of the Office

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: _____

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

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

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

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

16570

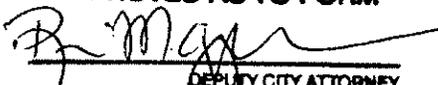
**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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: MAR 11, 2011

CITY OF RIVERSIDE

By: 
Real Property Manager

APPROVED AS TO FORM

DEPUTY CITY ATTORNEY

When recorded mail to:

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

DOC # 2008-0224354

05/01/2008 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 | | | | | | |
| M | A | L | 465 | 426 | PCOR | NCOR | SMF | NCHG | EXAM |
| NCHG CC | | | | | | | | | 513 |

Project:
APN: Portion 234-101-055
Address: 9696 Magnolia Avenue

D -

Ø



GRANT DEED

JAGGED EDGE CORPORATION, A CALIFORNIA CORPORATION, Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) 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 3/31/08

JAGGED EDGE CORPORATION,
A CALIFORNIA CORPORATION

By: [Signature]

By: Mohammad Mehdi Tehranchi

Print Name: SAHIN TEHRANCHI

Print Name: Mohammad H. Tehranchi

Title: Vice President/Secy

Title: President

16570

GENERAL ACKNOWLEDGMENT

State of California
County of San Bernardino

On March 18, 2008, before me, L. Chermis, a notary public, personally appeared Mohammad M. Tehrani, 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 of L. Chermis (SEAL)



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 of 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: 4/9/08

REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE

By: Amelia M. Valera

Print Name: Amelia M. Valera

O:\Cyc\com\WP\Docs\D012\0006\00002761.DOC
07-2171.1 rm 02/12/08

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature] Deputy City Attorney

9696 Magnolia Avenue Grant Deed - Incoming - Redev



2008-0224354
05/01/2008 09:09A
2 of 6

Page 2

16570

GENERAL ACKNOWLEDGMENT

State of California
County of Orange

On March 31, 2008, before me, Chi Chi DiShanni, Notary Public, a notary public, personally appeared Shahin Tebeanchi, 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.

Chi Chi DiShanni (SEAL)
Signature



O:\Cycem\WPDoc\ID012\PO06\00002764.DOC
07-2171.1 rm 02/12/08



2008-0224354
03/01/2008 08:08R
3 of 6

9696 Magnolia Avenue Deed - Jagged

EXHIBIT A

PORTION APN 234-101-055

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING THAT PORTION OF LOT 4 IN BLOCK 26 OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP ON FILE IN MAP BOOK 1, PAGE 62 THEREOF, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHEASTERLY LINE OF MYERS STREET AS SHOWN ON SAID MAP OF THE VILLAGE OF ARLINGTON, DISTANT THEREON 160.00 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID LOT;

THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 3.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTHEASTERLY, PARALLEL WITH SAID NORTHEASTERLY LINE 72.00 FEET;

THENCE NORTHWESTERLY, PARALLEL WITH SAID NORTHEASTERLY LINE OF MYERS STREET, 10.00 FEET;

THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 72.00 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 3.00 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE OF MYERS STREET;

THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE 10.00 TO THE POINT OF BEGINNING

SUBJECT TO PERMANENT EASEMENTS AND RIGHTS OF WAY RESERVED TO THE CITY OF RIVERSIDE FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES, GAS LINE FACILITIES, AND AERIAL AND UNDERGROUND TELEGRAPH, TELEPHONE, AND COMMUNICATION FACILITIES.

AREA: 720 SQUARE FEET

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

Mark S. Brown Prep. _____
Mark S. Brown, L.S. 6655 Date _____
License Expires 9/30/07



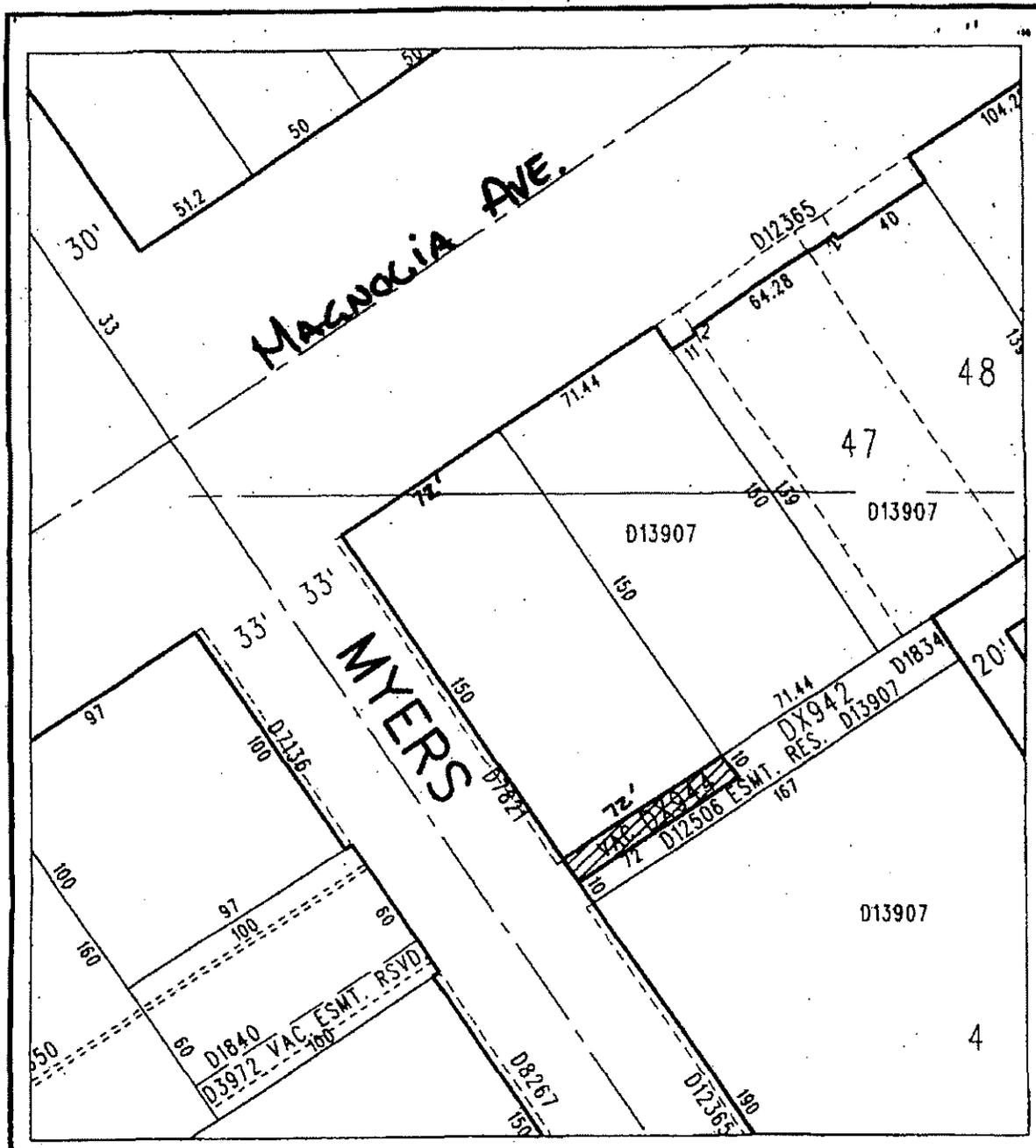
APN 234-101-055 EXHIBIT A.doc



16570



2608-8224354
03/01/2008 08:00M
5 of 6



◆ 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



Scale: 1" = 50'

Drawn by: bmark

Date: 02/28/07

Subject: Myers and Magnolia

16570

RECEIVED
APR 08 2008
EMPLOYMENT DEPARTMENT



2008-0224354
05/01/2008 08:00
8 of 8

16570