

When recorded mail to:

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

DOC # 2011-0105173  
03/08/2011 12:17P 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
			8						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
FC						T:	CTY	UNI	008

Project: Five Points Property Land Assembly  
APN: 146-182-080  
Address: Vacant Land, Riverside CA

**DX-**

D-16591



### 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 2008-0343840, recorded on 06/24/2008, located in the City of Riverside, County of Riverside, State of California.

Dated: March 7, 2011

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

By: Bradley J. Hudson  
Bradley J. Hudson, Executive Director

APPROVED AS TO FORM:

[Signature]  
AGENCY GENERAL COUNSEL

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

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside

ss

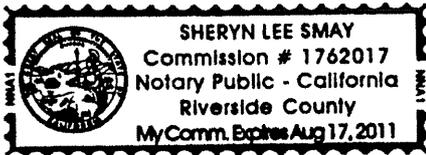
On MAR 07, 2011 before me SHERYN LEE SMAY

a Notary Public in and for said State, personally appeared

BRADLEY J. HUDSON
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.

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 Sheryn Lee Smay

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:



2011-0105173
03/08/2011 12:17P
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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

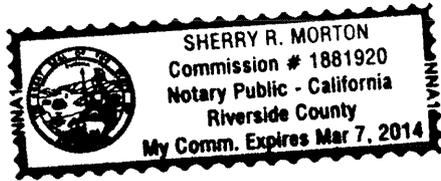
State of California

County of Riverside }

On March 7, 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/hers/their authorized capacity(ies), and that by his/hers/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: \_\_\_\_\_



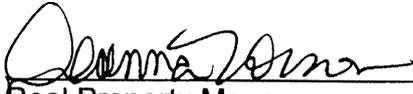
16591

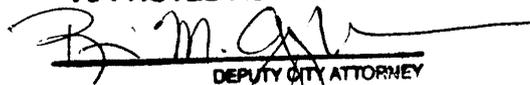
**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

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 7, 2011

**CITY OF RIVERSIDE**

By:   
Real Property Manager

**APPROVED AS TO FORM**  
  
DEPUTY CITY ATTORNEY



2011-0105173  
03/08/2011 12:17P  
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16591





**EXHIBIT A**

A.P.N. 146-182-080  
Fee Simple

That portion of Block 59 of Tract No. 2 of La Sierra Heights, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Book 7, page 66, records of said County, more particularly described as follows:

**COMMENCING** at a point on the southwesterly line of Lot 12 of Block "D" of Holden Avenue Tract, as shown by map filed in Book 11, Pages 67 through 69, records of said County, 124.50 feet southeasterly of the most westerly corner thereof;

Thence South 60°37'00" West, a distance of 120.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South 60°37'00" West, a distance of 321.30 feet;

Thence southeasterly and parallel with the centerline line of Holden Avenue to a point on the northwesterly line of Bushnell Avenue;

Thence northeasterly along said northwesterly line of Bushnell Avenue, a distance of 365.38 feet;

Thence northwesterly to the **TRUE POINT OF BEGINNING**;

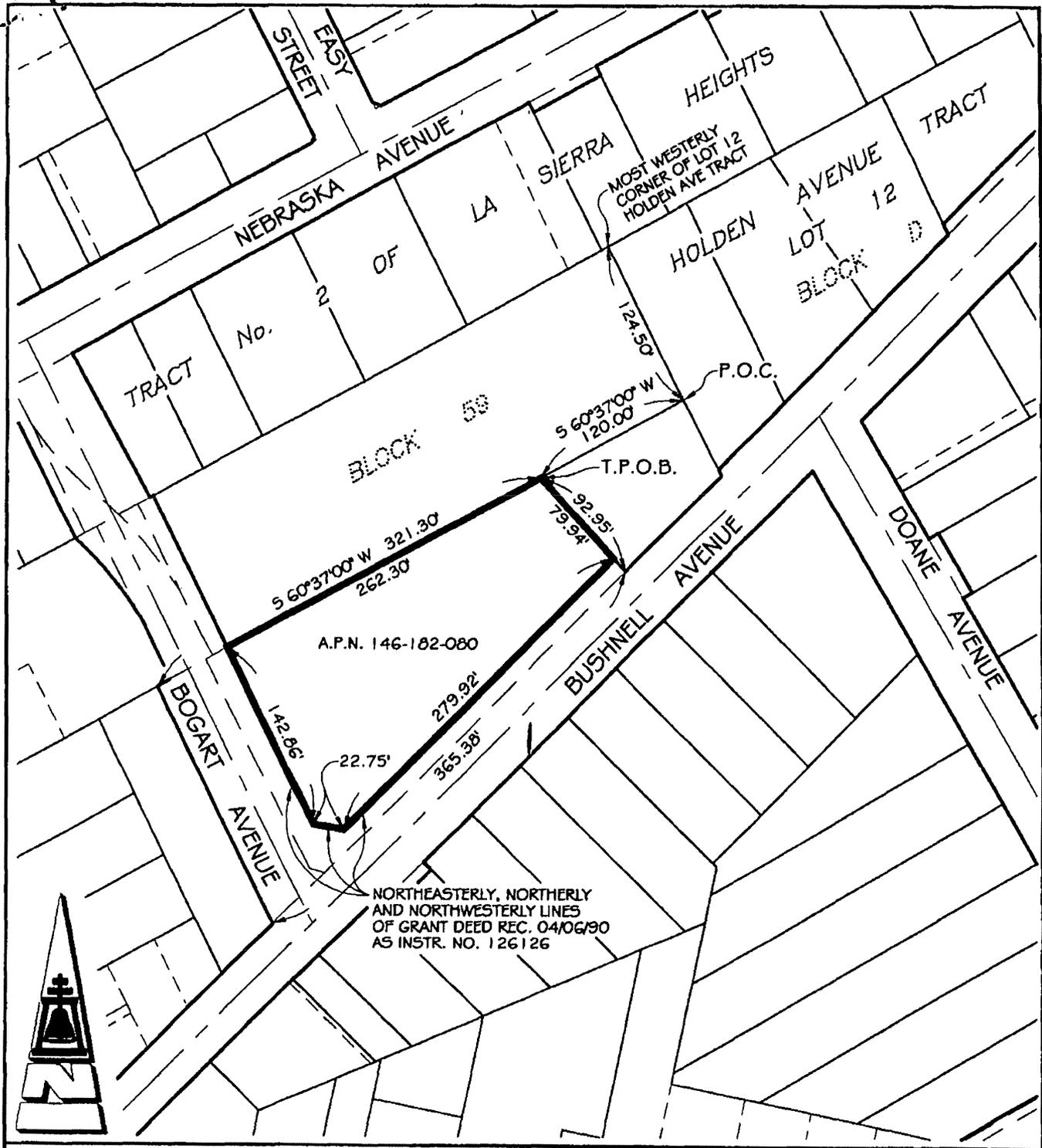
**EXCEPTING THEREFROM** that portion lying southwesterly, southerly and southeasterly of the northeasterly, northerly and northwesterly lines of that certain parcel of land described in a grant deed to the City of Riverside recorded April 6, 1990 as Instrument No. 126126, in the Office of the County Recorder of said County.

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

 4/15/08 Date Prep. RL  
Mark S. Brown, L.S. 5655  
License Expires 9/30/09



2011-0105173  
03/08/2011 12:17P  
7 of 8



● 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" = 100' DRAWN BY: RICH DATE: 04/15/08 SUBJECT: FIVE POINTS LAND ASSEMBLY PROJECT

G:\COMMONRICH\PLATS\PROP SERVICES\APN 146-182-080



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 8 of 8

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*United Title*

When recorded mail to:

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

DOC # 2008-0343840

06/24/2008 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



FREE RECORDING

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

Project: Five Points Property Land Assembly

APN: 148-182-080

Address: Vacant Land, Riverside, CA

TRA - 009-175

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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
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GRANT DEED

LISA BENGOCHEA, a single woman, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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.

T 012

Dated: 6-12-08

By: *Lisa Bengochea*  
Lisa Bengochea

11-125-00805

16591

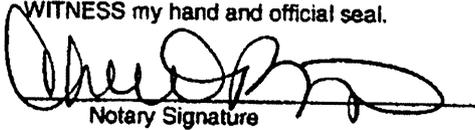
ACKNOWLEDGEMENT

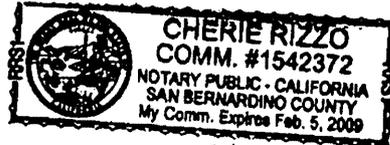
STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) <sup>in</sup> San Bernardino

On 10-17-08 before me, Cherie Rizzo <sup>(cl)</sup> Notary public  
appeared Lisa Bengochea 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.

  
Notary Signature



Cherie Rizzo  
#1542372  
Feb 5 2009  
San Bernardino  
County

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: 6/18/08

REDEVELOPMENT AGENCY OF  
THE CITY OF RIVERSIDE

By: Amelia M. Valdivia  
Real Property Manager

APPROVED AS TO FORM:

  
AGENCY GENERAL COUNSEL

**EXHIBIT A**

A.P.N. 146-182-080  
Fee Simple

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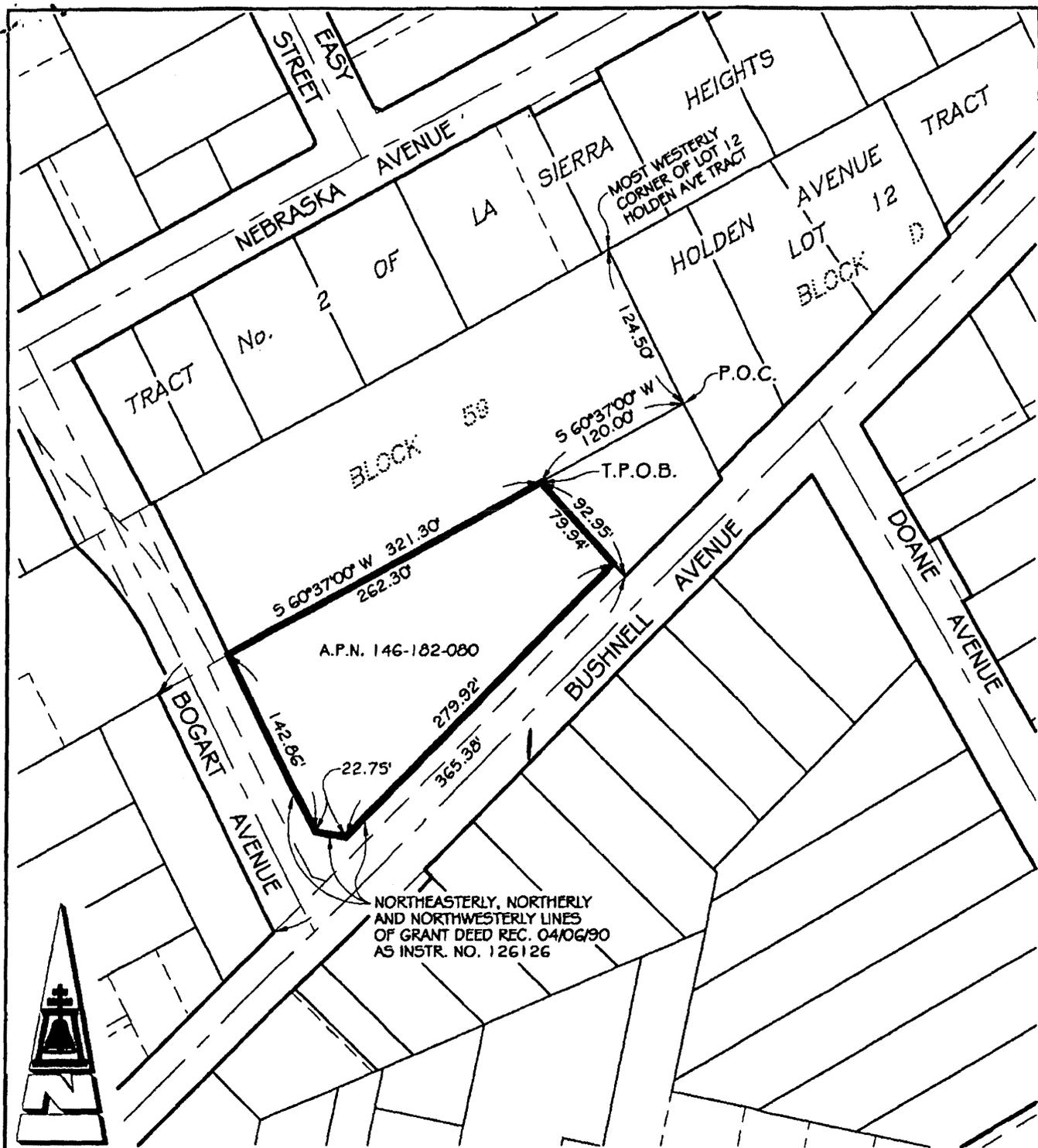
Thence northwesterly to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** that portion lying southwesterly, southerly and southeasterly of the northeasterly, northerly and northwesterly lines of that certain parcel of land described in a grant deed to the City of Riverside recorded April 6, 1990 as Instrument No. 126126, in the Office of the County Recorder of said County.

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

 4/15/08 Date Prep.   
Mark S. Brown, L.S. 5655  
License Expires 9/30/09





● CITY OF RIVERSIDE, CALIFORNIA ●

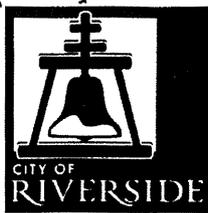
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SHEET 1 OF 1

SCALE: 1"=100' DRAWN BY: RICH DATE: 04/15/08 SUBJECT: FIVE POINTS LAND ASSEMBLY PROJECT

G:\COMMON\RICH\PLATS\PROP SERVICES\APN 146-182-080

16591



**Request for City Attorney Services**  
GroupWise Address: City Attorney Services

To: Gregory P. Priamos  
City Attorney

Date: 3/3/11

From: Angela Hill  
Real Estate Assistant

Telephone Number: 5330

Subject: Redevelopment Grant Deed Out  
APN: 146-182-080

Fax Number: 5744

RECEIVED  
MARCH 3 2011  
CITY CLERK'S OFFICE

- Needed by (date): 3/4/11- RUSH
- City Council action scheduled for (meeting date): \_\_\_\_\_
- Please review
- Instruction and back-up information attached
- Please prepare: \_\_\_\_\_
- Please "approve as to form" and forward to City Clerk's Office for execution
- Please contact me if you have any questions or need further information at ext: 5330
- Other comments: \_\_\_\_\_

Supervisor's Approval: 