

When recorded mail to:

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

DOC # 2011-0105190
03/08/2011 12:24P Fee:NC
Page 1 of 10
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)

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APN: 146-162-001, 146-162-034,
146-162-035, 146-162-036
& 146-162-037

~~DX~~

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517

D-16598

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 2008-0556981, recorded on 10/16/2008, located in the City of Riverside, County of Riverside, State of California.

Dated: March 7, 2011

APPROVED AS TO FORM:

AGENCY GENERAL COUNSEL

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

By:
Bradley J. Hudson, Executive Director

Attest:
Colleen J. Nicol, Agency Secretary

GENERAL ACKNOWLEDGEMENT

State of California

ss

County of Riverside

On MARCH 7, 2011 before me SHERYN LEE SMAY
(date) (name)

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.



Sheryn Lee Smay
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:



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

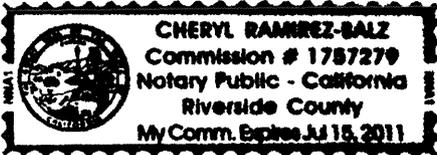
CIVIL CODE § 1189

State of California

County of Riverside

On March 7, 2011 before me, Cheryl Ramirez-Balz, Notary Public

personally appeared Colleen J. Nicol



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ 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) 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: grant deed 146-162001, 037, 035

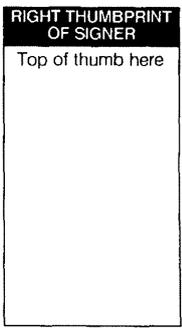
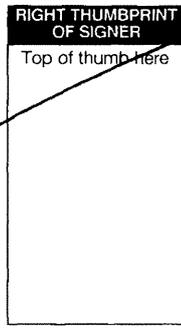
Document Date: 3/7/11 Number of Pages: 036 + 037

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: _____



16598

**.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



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16598

DOC # 2008-0556981

10/16/2008 08:00A Fee:NC
Page 1 of 8 Doc T Tax Paid

Recorded in Official Records
County of Riverside

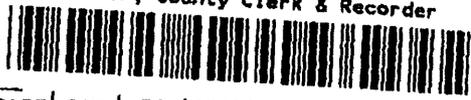
Larry W. Ward
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY
First American Title Company

**AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:**

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

NCS 320677



S	R	U	PAGE	SIZE	DA	MISC	LONG	KFD	CONF
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Space Above This Line for Recorder's Use Only

GRANT DEED

A.P.N.: 146-162-001 and 146-162-034 and 146-162-035 and 146-162-036 and 146-162-037

T.R.A. No. 009-175

File No.: RRI-2908737 (DD)

FREE RECORDING: This instrument is for the benefit of the City of Riverside and is Entitled to be recorded without Fee (Government Code Section 6103)



The Undersigned Grantor(s) Declare(s): **Documentary Transfer Tax not shown pursuant to Section 11932 of the Revenue and Taxation Code, as amended ;**

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of Riverside, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jack Wayne Maynor, Trustee of The Jack and Helena Maynor Trust executed March 28, 1988
hereby GRANTS to

The Redevelopment Agency of the City of Riverside, a public body, corporate and politic
the following described property in the City of **Riverside**, County of **Riverside**, State of **California**:

AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A" HERETO

SUBJECT ONLY TO:

All general and special taxes for the fiscal year 2007-2008; Covenants, Conditions, restrictions, Reservations, Rights, Rights of Way and Easements now of record; and those exceptions to title approved by Buyer ("Permitted Exceptions"), together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, belonging or pertaining thereto, and any reversions, remainders, rents, issues or profits thereof.



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Mail Tax Statements To: **SAME AS ABOVE**

16598

Date: 10/08/2008

A.P.N.: 146-162-001 and 146-162-034 and 146-162-035 and 146-162-036 and 146-162-037

File No.: RRI-2908737 (DD)

Dated: 10/08/2008

Jack Wayne Maynor, Trustee of The Jack and Helena Maynor Trust dated March 28, 1988

Jack W Maynor Trustee
Jack Wayne Maynor, Trustee

STATE OF California)SS
COUNTY OF Riverside)

On October 9, 2008, before me, Trish Frost, Notary Public, personally appeared Jack Wayne Maynor

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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

Trish Frost



My Commission Expires: 02/20/09

This area for official notarial seal

Notary Name: Trish Frost

Notary Phone: 951-334-1952

Notary Registration Number: 1553872

County of Principal Place of Business: Riverside



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Project: Five Points Land Assembly
Owners: Jack Wayne Maynor, Trustee of the Jack and Helena Maynor
Trust executed March 28, 1988
Addresses: 4922, 4934 and 4942 La Sierra and 11131 Pierce Street
APNs: 146-162-001; 146-162-034, 146-162-035, 146-162-036-9
and 146-162-037-0 -7 -8

**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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10/15/08

CITY OF RIVERSIDE

By: Amelia M. Valeri

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY: [Signature]
Deputy City Attorney



EXHIBIT A

FIVE POINTS

APN: 146-162-001, 034, 035, 036 & 037

FEE SIMPLE INTEREST

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

Parcel 1

That portion of Lot 3 in Block 60 of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7 of Maps at Page 66 thereof, Records of Riverside County, California, described as follows:

Beginning on the Northwestern line of said Lot 3, at a point 513.50 feet Northeastly from the most Westerly corner thereof;

Thence Northeastly, on the Northwestern line of said Lot 3, a distance of 103.60 feet;

Thence Southeastly, parallel with the Southwesterly line of said Lot 3, a distance of 173.00 feet;

Thence Southwesterly, parallel with the Northwestern line of said Lot 3, a distance of 103.60 feet;

Thence Northwesternly, parallel with the Southwesterly line of said Lot 3, a distance of 173.00 feet to the point of beginning.

The above described parcel of land contains 0.411 acres, more or less.

Parcel 2

Lots 4 and 5 of Marolo Tract, as shown by map on file in Book 21 of Maps at Page 15 thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that certain parcel of land described to the City of Riverside by Deed recorded March 31, 1978 as Instrument No. 61888, Official Records of Riverside County, California.

The above described parcel of land contains 0.517 acres, more or less.

Parcel 3

Lots 6 and 7 of Marolo Tract, as shown by map on file in Book 21 of Maps at Page 15 thereof, Records of Riverside County, California.



EXCEPTING THEREFROM that certain parcel of land described to the City of Riverside by Deed recorded March 31, 1978 as Instrument No. 61889, Official Records of Riverside County, California.

The above described parcel of land contains 0.507 acres, more or less.

Parcel 4

Lot 8 of Marolo Tract, as shown by map on file in Book 21 of Maps at Page 15 thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that certain parcel of land described to the City of Riverside by Deed recorded March 31, 1978 as Instrument No. 61890, Official Records of Riverside County, California.

The above described parcel of land contains 0.367 acres, more or less.

Parcel 5

That portion of Lots 1 and 3 in Block 60 of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7 of Maps at Page 66 thereof, Records of Riverside County, California, described as follows:

Commencing on the Southeasterly line of said Lot 1 at a point 513.50 feet Northeasterly from the most Southerly corner of said Lot 1, said point being the Southerly corner of that certain parcel of land described to Mattie E. Schulz, et al., by Deed recorded April 15, 1974 as Instrument No. 43618, Official Records of Riverside County, California;

Thence N.27°25'00"W. along the Southwesterly line of said parcel described to Mattie E. Schulz, et al., a distance of 210.00 feet on a line which prolonged passes through a point on the Northwest line of said Lot 3, Northeasterly 513.50 feet from the most Westerly corner of said Lot 3, to the Westerly corner of said parcel described to Mattie E. Schulz, et al., said corner being the Point of Beginning of the parcel of land to be described;

Thence continuing N.27°25'00"W. along said line prolonged, a distance of 428.96 feet to the Southerly corner of that certain parcel of land described to O.R. Owen and Anna E. Owen, Husband and Wife, by Deed recorded April 8, 1927 in Book 711, Page 262 of Deeds, Records of Riverside County, California;

Thence N.62°02'30"E. along the Southeasterly line of said parcel described to O.R. Owen, et ux., a distance of 103.60 feet to the Easterly corner of said parcel described to O.R. Owen, et ux.;

Thence S.27°25'00"E. along the Southeasterly prolongation of the Northeasterly line of said parcel described to O.R. Owen, et ux., a distance of 426.37 feet to the Westerly corner of Lot 3 of Marolo Tract as shown by map on file in Book 21 of Maps at Page 15 thereof, Records of Riverside County, California;



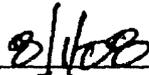
Thence S.60°35'38"W., a distance of 15.66 feet to the Northerly corner of said parcel described to Mattie E. Schulz, et al.;

Thence S.60°37'00"W. along the Northwesterly line of said parcel described to Mattie E. Schulz, et al., a distance of 88.00 feet to the point of beginning.

The above described parcel of land contains 1.017 acres, more or less.

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
License Expires 9/30/09


Date

Prep. *E.V.*



Ⓐ Parcel to The City of Riverside
as described in Deed recorded
4/25/84 as Inst. No. 85594,
O.R. Riv. Co., Ca.

Ⓑ Parcel to The City of Riverside
as described in Deed recorded
3/31/78 as Inst. No. 61888,
O.R. Riv. Co., Ca.

Ⓒ Parcel to The City of Riverside
as described in Deed recorded
3/31/78 as Inst. No. 61889,
O.R. Riv. Co., Ca.

Ⓓ Parcel to The City of Riverside
as described in Deed recorded
3/31/78 as Inst. No. 61890,
O.R. Riv. Co., Ca.

Ⓔ Parcel to The City of Riverside
as described in Deed recorded
7/8/83 as Inst. No. 137148,
O.R. Riv. Co., Ca.

• 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 2 OF 2

SCALE: NONE

DRAWN BY: EV DATE: 7/24/08

SUBJECT: FIVE POINTS PROJECT - MAYNOR TRUST

10598



Lawyers Title COMPANY

Primary Owner: REDEVELOPMENT AGENCY CITY OF RIVERSIDE

Secondary Owner:

Mail Address: 3900 MAIN ST
RIVERSIDE CA 92522

Site Address:
92505

County: RIVERSIDE

Assessor Parcel Number: 146-162-037

Housing Tract Number: 2

Lot Number: 1

Page Grid:

Legal Description: Lot: 1 Block: 60 Tract No: 2 Abbreviated
Description: LOT:1 BLK:60 CITY:RIVERSIDE TR#:2
1.02 ACRES M/L IN POR LOT 1 BLK 60 MB 007/066
LA SIERRA HEIGHTS TR 2 City/Muni/Twp:
RIVERSIDE

Property Characteristics

Bedrooms :	Year Built :	Square Feet :
Bathrooms :	Garage :	Lot Size : 1.02 AC
Total Rooms :	Fireplace :	Number of Units : 0
Zoning :	Pool :	Use Code : Commercial-Vacant Land
No of Stories :		
Building Style :		

Sale Information

Transfer Date : 10/16/2008 Seller : MAYNOR, JACK WAYNE; THE JACK & HELENA MAYNOR TRUST,
Transfer Value : N/A Document # : 2008-0556981 Cost/Sq Feet :
Title Company : FIRST AMERICAN TITLE COMPANY

Assessment & Tax Information

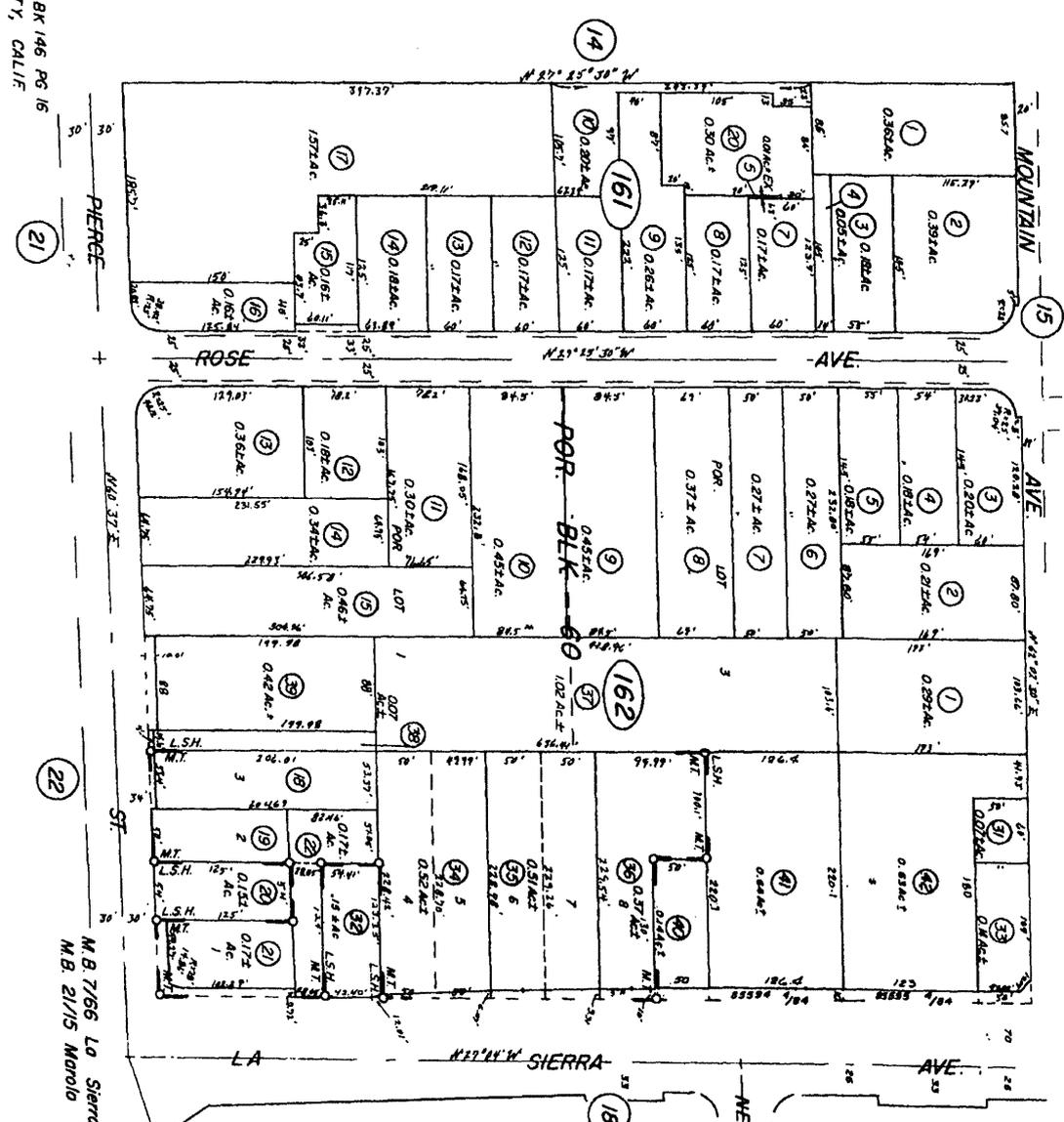
Assessed Value :	Percent Improvement :	Homeowner Exemption :
Land Value :	Tax Amount :	Tax Rate Area : 9-175
Improvement Value :	Tax Account ID :	Tax Status : Current
Market Improvement Value :	Market Land Value :	Market Value :
Tax Year : 2010		

Data Deemed Reliable, But Not Guaranteed.
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Lawyers Title - Inland Empire

POR. CITY OF RIVERSIDE
 POR. RANCHO LA SIERRA
 POR. SEC. 10, T.3S. R.6W

ASSESSORS MAP BK 146 PG 16
 RIVERSIDE COUNTY, CALIF



T.R.A. 920

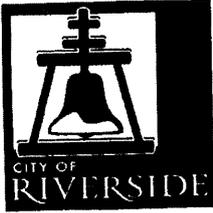
146-32-16

16598

M.B. 7/66 La Sierra Heights Tract No. 2
 M.B. 2/15 Mondo Tract

JUL 1974

DATE	CLARK	OWNER NO.
1/27/77	82-23	32
3/7/78	82-28	33
3/7/78	82-29	34-36
3/7/78	82-31	37-38
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3/7/78	161-66	99
3/7/78	161-67	100



Request for City Attorney Services
GroupWise Address: City Attorney Services

To: Gregory P. Priamos
City Attorney

Date: 3/3/11

From: Natarkia Williams
Senior Office Specialist

Telephone Number: 5461

Subject: Redevelopment Grant Deed Out
APN: 146-162-001, 034, 035, 036, 037

Fax Number: 5744

- 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: 5461
- Other comments: _____

- Supervisor's Approval: *Janet M. Baur*

RECEIVED
MAY 27 2011
CITY OF RIVERSIDE