

When recorded mail to:

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

DOC # 2011-0105195
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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M	A	L	465	426	PCOR	NCOR	SMF	CHG	EXAM
CATCH						T:	CTY	UNI	517

APN: 211-182-016
Address: 1875 University Avenue

DX-

D-16603



GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 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 2008-0405366, recorded on 07/24/2008, located in the City of Riverside, County of Riverside, State of California.

Dated: March 7, 2011

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

APPROVED AS TO FORM:

AGENCY GENERAL COUNSEL

By:

Bradley J. Hudson, Executive Director

Attest:

Colleen J. Nicol, Agency Secretary

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside

ss

On 3-7-11 before me Lisa Andresen, Notary Public

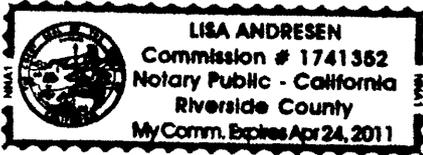
a Notary Public in and for said State, personally appeared

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.



Lisa Andresen
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:

2011-0105195
03/08/2011 12:24P
2 of 10

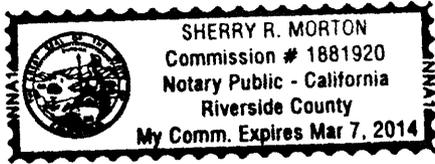


Handwritten number 116103

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) 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 Partner — Limited General Individual 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: _____



116603

**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



ORIGINAL

Recording requested by the
REDEVELOPMENT AGENCY
OF THE CITY OF RIVERSIDE
when recorded return to:

DOC # 2008-0405366
07/24/2008 08:00A Fee:NC
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

BEST BEST & KRIEGER LLP
400 Mission Square
3750 University Avenue
P.O. Box 1028
Riverside, CA 92502
Attention: Marvin I. Cohen



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M	A	L	465	428	PCOR	NCOR	SMF	NCHG	EXAM
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This document is recorded at the request of the REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE pursuant to Section 27383 of the Government Code. No fee shall be charged therefore.

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043

FINAL ORDER OF CONDEMNATION

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

v.

BALJEET SINGH AND DEVINDER S. TALWAR, PARTNERSHIP, a California partnership, et al.

Riverside Superior Court Case No. RIC 462658

(Assessor Parcel No. 211-182-016)

RVLITMCOHEN734103.1



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16603

ORIGINAL

JUL 02 2008

1 GREGORY P. PRIAMOS, Bar No. 136766
2 HERIBERTO F. DIAZ, Bar No. 132821
3 DEPUTY CITY ATTORNEY
4 CITY OF RIVERSIDE
5 3900 Main Street, 5th Floor
6 Riverside, California 92501
7 Telephone: (951) 826-5567
8 Telecopier: (951) 826-5540

9 MARK A. EASTER, Bar No. 143435
10 MONA M. NEMAT, Bar No. 234050
11 BEST BEST & KRIEGER LLP
12 3750 University Avenue
13 P.O. Box 1028
14 Riverside, California 92502
15 Telephone: (951) 686-1450
16 Telecopier: (951) 686-3083

17 Attorneys for Plaintiff,
18 REDEVELOPMENT AGENCY OF THE CITY OF
19 RIVERSIDE

20 SUPERIOR COURT OF THE STATE OF CALIFORNIA

21 COUNTY OF RIVERSIDE

LAW OFFICES OF
BEST BEST & KRIEGER LLP
3750 UNIVERSITY AVENUE
P.O. BOX 1028
RIVERSIDE, CALIFORNIA 92502

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

25 Plaintiff,

26 v.

27 BALJEET SINGH AND DEVINDER S.
28 TALWAR, PARTNERSHIP, a California
partnership, et al.,

Defendants.

EXEMPT FROM FILING FEES,
PURSUANT TO GOVERNMENT CODE
SECTION 6103

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

JUL 11 2008

DMR

JUL 9 1 2008

Case No. RIC 462658
Judge: Honorable Gloria Connor Trask

FINAL ORDER OF CONDEMNATION AS TO
ASSESSOR PARCEL NUMBER 211-182-016,
ONLY

[Filed concurrently with:

- 1. Stipulation and Order for Judgment in
Condemnation; and
- 2. Judgment in Condemnation]

Complaint Filed: December 20, 2006
Trial Date: No Trial Date Set

RVLJTMCOHEN732445.1

FINAL ORDER OF CONDEMNATION



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03/08/2011 12:24P
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16602

LAW OFFICES OF
BEST BEST & KRICKER LLP
3750 UNIVERSITY AVENUE
P.O. BOX 1028
RIVERSIDE, CALIFORNIA 92502

1 Judgment in condemnation having been entered in the above-entitled action, and it
2 appearing to the satisfaction of the Court that Plaintiff Redevelopment Agency of the City of
3 Riverside ("the Agency"), pursuant to said Judgment, has paid to Defendants BALJEET SINGH
4 AND DEVINDER S. TALWAR PARTNERSHIP D/B/A WESTERN LIQUOR; BALJEET
5 SINGH; SARBJIT KAUR; DEVINDER S. TALWAR, CO-TRUSTEE OF THE TALWAR
6 FAMILY TRUST DATED SEPTEMBER 1, 2003; AND JINDI TALWAR, CO-TRUSTEE OF
7 THE TALWAR FAMILY TRUST DATED SEPTEMBER 1, 2003, the total sum of Eight
8 Hundred Seventy-Five Thousand Dollars (\$875,000.00), pursuant to the Stipulation and Order for
9 Judgment in Condemnation, for the taking of the fee interest in certain real property described in
10 the Agency's Complaint as Assessor Parcel Number 211-182-016, and more particularly
11 described and depicted in Exhibit "A" attached hereto.

12 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the Property is given
13 for and condemned to the Agency for the assemblage and redevelopment of underutilized parcels
14 located at 1875 University Avenue, in the City of Riverside, California, also known as the
15 University/Ottawa Revitalization Project, for the elimination of blight and redevelopment
16 purposes, and for such other uses as are permitted by sections 33020, 33021, and 33391 of the
17 California Health and Safety Code, which are public uses authorized by law, and the taking of the
18 Property is necessary for said use and purpose.

19 Fee title to the Property (Assessor Parcel Number 211-182-016) shall vest in the Agency
20 on the date that a certified copy of this Final Order of Condemnation is recorded in the Office of
21 the Recorder of Riverside County, California. All liens, charges, conditions, and restrictions on
22 the Property are extinguished, including without limitation all real property taxes, assessments,
23 penalties and costs from and after May 22, 2007, the date that the Agency was entitled to take
24 possession of the Property.

25 DATE: 7/10/08

Aloria C. Feas
JUDGE OF THE SUPERIOR COURT

28 RVLITMCOHEN732445.1



1106003

EXHIBIT "A"

1875 University Avenue
A.P.N. 211-182-016
Fee Simple Interest

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

Lot 20 of Alta Mesa Tract, as shown by map on file in Book 7, Page 30 of Maps,
records of Riverside County, California.

DESCRIPTION APPROVAL:

BY: K. Straw 7/1/06
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

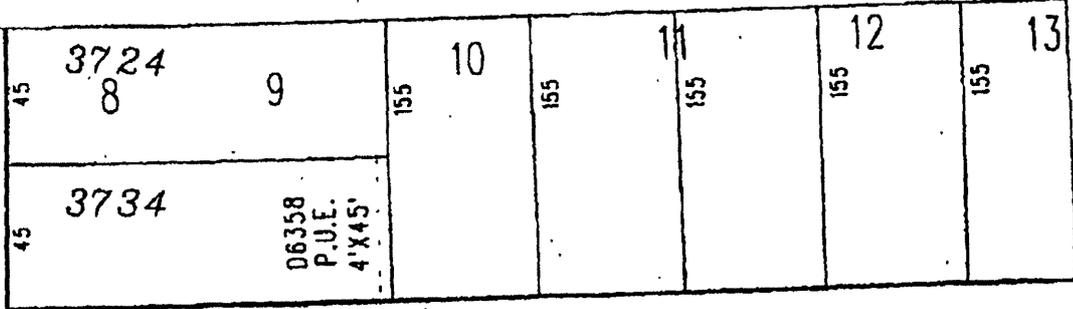
EXHIBIT A PAGE 1



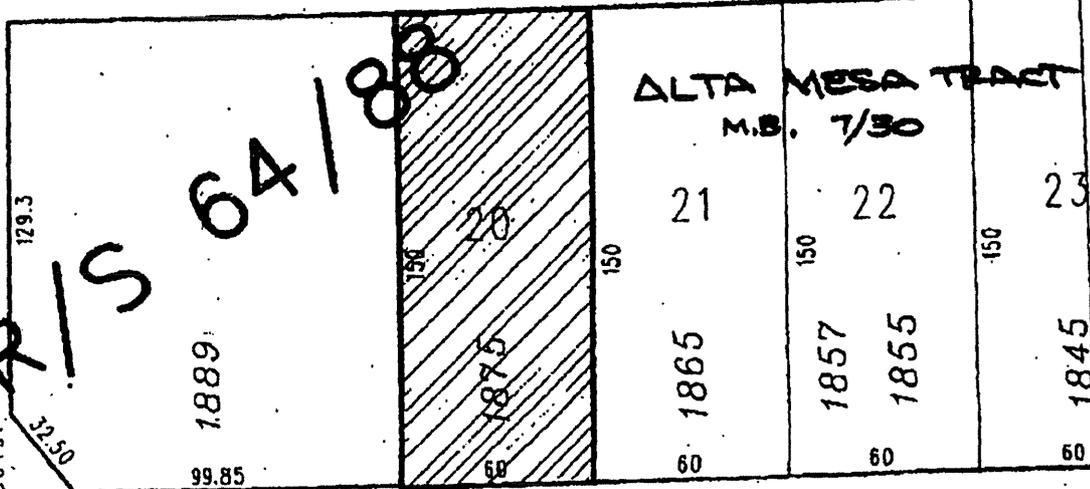
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03/09/2011 12:24P
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OTTAWA AVENUE

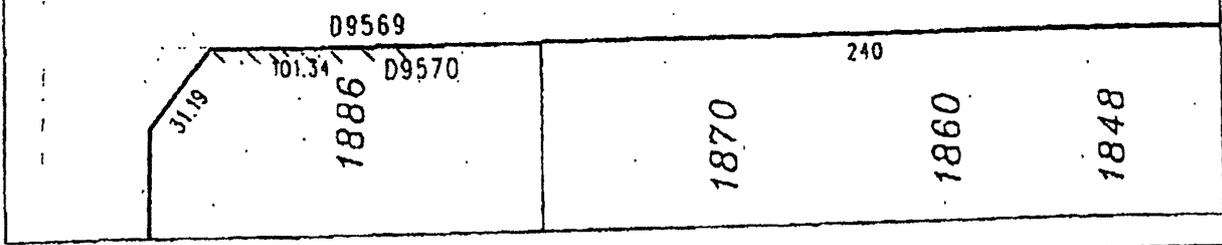


D1748



EP-33
BY STATE

UNIVERSITY AVENUE



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

Subject: 1875 UNIVERSITY AVENUE



16603

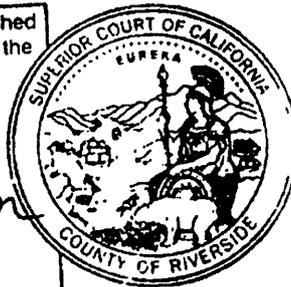
This must be in red to be a
"CERTIFIED COPY"

Each document to which this certificate is attached
is certified to be a full, true and correct copy of the
original on file and of record in my office.

Superior Court of California
County of Riverside

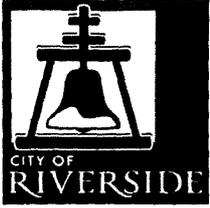
By Gregory P. Ferguson
DEPUTY

Dated: 7/22/08



Certification must be in red to be a
"CERTIFIED COPY"





Request for City Attorney Services

GroupWise Address: City Attorney Services

To: Gregory P. Priamos
City Attorney

Date: 03/03/2011

From: Angela Hill
Real Property Assistant

Telephone Number: 5330

Subject: Redevelopment Deed Out-
APN 211-182-016

Fax Number: 5744

- Needed by (date): 03/04/2011- 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: _____

RECEIVED
MAR 07 2011
CITY CLERK'S OFFICE

Supervisor's Approval: _____

James M. Baugh