

When recorded mail to:

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

DOC # 2011-0105225

03/08/2011 12:35P Fee:NC

Page 1 of 13

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
			13						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NGA/BCC						T:	CTY	UNI	500

APN: 213-271-006
Address: 3768 Main Street

~~DX~~

D-16618

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C
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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 2008-0154515, recorded on 03/28/2008, 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

By:
Bradley J. Hudson, Executive Director

APPROVED AS TO FORM:

AGENCY GENERAL COUNSEL

Attest:
Colleen J. Nicol, Agency Secretary

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside

ss

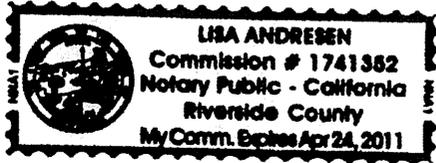
On 3-7-11 before me Lisa Andresen, Notary Public
(date) (name)

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.

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:

2011-0105225
03/08/2011 12:35P



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

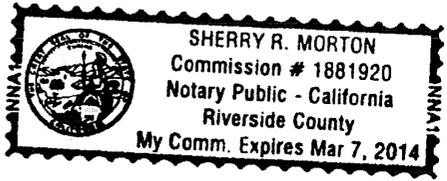
CIVIL CODE § 1189

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/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: _____

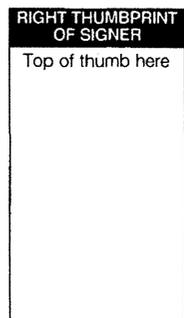
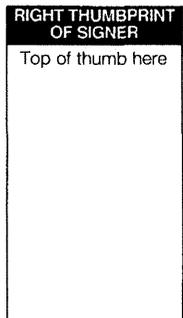
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

- | | |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Corporate Officer — Title(s): _____ | <input type="checkbox"/> Corporate Officer — Title(s): _____ |
| <input type="checkbox"/> Individual | <input type="checkbox"/> Individual |
| <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Attorney in Fact | <input type="checkbox"/> Attorney in Fact |
| <input type="checkbox"/> Trustee | <input type="checkbox"/> Trustee |
| <input type="checkbox"/> Guardian or Conservator | <input type="checkbox"/> Guardian or Conservator |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |



Signer Is Representing: _____

Signer Is Representing: _____



16618

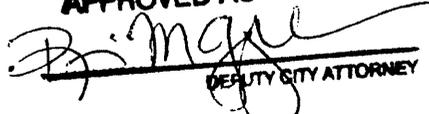
**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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



DOC # 2008-0154515

03/28/2008 08:00A Fee:NC

Page 1 of 8

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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



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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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.

C
043

FINAL ORDER OF CONDEMNATION

REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE

v.

JOHN K. GARNER, CHARLES H. GARNER, AND LEONARD M. SMITH, ALL AS
TRUSTEES OF THE GARNER TRUST

Originally filed in Riverside Superior Court as Case No. RIC 455689
and subsequently transferred to Orange County Superior Court as Case No. 07CC02635

(Assessor Parcel No. 213-271-006)

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2011-0105225
03/08/2011 12:35P
5 of 13

16018

ORIGINAL

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

RECEIVED
SUPERIOR COURT OF CALIFORNIA
CENTRAL JUSTICE CENTER
FEB 19 2008
DROP BOX

FILED
SUPERIOR COURT
COUNTY OF ORANGE
FEB 22 2008
ALAN BLATER, Clerk of the Court
BY M. BLANCH
2008 FEB 19 AM 11:44
RECEIVED
SUPERIOR COURT OF CALIFORNIA
CENTRAL JUSTICE CENTER

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
19 OF RIVERSIDE

20 SUPERIOR COURT OF THE STATE OF CALIFORNIA
21 COUNTY OF ORANGE
22 CENTRAL JUSTICE CENTER

23 REDEVELOPMENT AGENCY of the
24 CITY OF RIVERSIDE, a public body,
25 corporate and politic,

26 Plaintiff,

27 v.

28 JOHN K. GARNER, CHARLES H.
GARNER, AND LEONARD M. SMITH,
ALL AS TRUSTEES OF THE GARNER
TRUST; ALL PERSONS UNKNOWN
CLAIMING AN INTEREST IN THE
PROPERTY; AND DOES 1 THROUGH
100, inclusive,

Defendants.

Case No. 07CC02635
Judge: Hon. Steven L. Perk
Department: C32

FINAL ORDER OF CONDEMNATION
(ASSESSOR PARCEL NUMBER 213-271-006)

- [Filed concurrently with:
1. Stipulation and Order for Settlement of Entire
Action;
2. Judgment in Condemnation; and
3. Order to Disburse Funds.]

Complaint filed: August 25, 2006

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

RECEIVED IN DEPT C-32 ON 2/21/08
AT 11:44 AM (PM)

RVLITMCOHEN727325.2

- 1 -

FINAL ORDER OF CONDEMNATION



2011-0105225
03/08/2011 12:35P
6 of 13

106018

LAW OFFICES OF
BEST BEST & KRIEGER 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, pursuant to said Judgment, has paid to Defendants CHARLES H. GARNER, SARAH
4 H. GARNER (Successor Trustee to John K. Garner, deceased), AND WILLIAM E. HALLAS
5 (Successor Trustee to Leonard M Smith, deceased), ALL AS TRUSTEES OF THE GARNER
6 TRUST, the total sum of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00),
7 pursuant to the Stipulation and Order for Settlement of Entire Action, for all claims or demands
8 against plaintiff on account of the taking of the fee interests in certain real property described in
9 plaintiff's complaint as Riverside County Assessor Parcel Number 213-271-006, and more
10 particularly described in Exhibit "A" attached hereto.

11
12 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the Property is given
13 for and condemned to plaintiff for elimination of blight and to facilitate redevelopment of
14 underutilized properties fronting Main Street between University and Mission Inn Avenues in
15 Riverside, California, as are permitted by Article 1, § 19 of the State of California, *Health and*
16 *Safety Code* §§ 33342 and 33391, and *Code of Civil Procedure* § 1240.010, which is a public use
17 authorized by law, and the taking of the Subject Property is necessary for said use and purpose.

18 Title to the Property shall vest in plaintiff on the date that a certified copy of this Final
19 Order of Condemnation is recorded in the Office of the Recorder of Riverside County, California.
20 All liens, charges, conditions, and restrictions on the Property are extinguished,
21 including without limitation all real property taxes, assessments, penalties and costs from and
22 after February 2, 2007, the date that plaintiff was entitled to take possession of the Property.

23
24 DATED: 2/22/08

25
26 
27 JUDGE OF THE SUPERIOR COURT
28 STEVEN L. PERK

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-2-

FINAL ORDER OF CONDEMNATION



2011-0105225
03/09/2011 12:35P
7 of 13

16618

EXHIBIT

Exhibit "A"

Legal Descriptions

Exhibit A Page 1



2011-0105225
03/09/2011 12:35P
8 of 13

10661

EXHIBIT "A"

A.P.N. 213-271-006
FEE SIMPLE INTEREST

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

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

BEGINNING at a point on the easterly line of Main Street, 66 feet northerly from the southwesterly corner of said Block 7, Range 6;

THENCE northerly on the easterly line of Main Street, 26.5 feet;

THENCE easterly, parallel with the northerly line of University Avenue (formerly Eighth Street), 150 feet to the westerly line of a 15 foot alley;

THENCE southerly on the westerly line of said alley, 26.5 feet;

THENCE westerly, parallel with said northerly line of University Avenue, 150 feet to the POINT OF BEGINNING;

TOGETHER WITH all right, title and interest of the grantor in and to party walls situated on and along the northerly and southerly lines.

GARNER MAIN STREET.DOC

DESCRIPTION APPROVAL:

BY: K. Brown 06/21/2006
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

Exhibit A Page 2



2011-0105225
03/08/2011 12:35P
9 of 13

16618

EXHIBIT

Exhibit "A"
Parcel Maps

Exhibit A Page 3



2011-0105225
03/08/2011 12:35P
10 of 13

10612

I hereby certify the foregoing instrument consisting of 60 page(s)
is a true and correct copy of the original on file in this court.



ATTEST (DATE) MAR 27 2008
ALAN SLATER, EXECUTIVE OFFICER AND CLERK OF THE
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE

BY Patricia Silva DEPUTY

PATRICIA SILVA



2011-0105225
03/08/2011 12:35P
12 of 13

10618



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

THE FOREGOING INSTRUMENT IS CERTIFIED, UNDER PENALTY OF PERJURY, TO BE A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

COLLEEN J. NICOL, CITY CLERK
CITY OF RIVERSIDE, CA

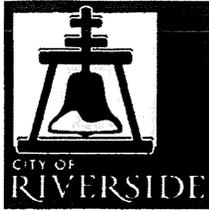
EXECUTED ON AUL 10, 2006 AT
RIVERSIDE, CALIFORNIA.

Date: 3/8/11

Signature: *Michael Chan*

Print Name: MICHAEL CHAN





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: 213-271-006

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: 5330

Other comments: _____

Supervisor's Approval: *Janet M. Paul*