

Lawyers Title

69671295

5 When recorded mail to:

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

DOC # 2009-0536650

10/16/2009 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 City of Riverside and is entitled to be recorded without fee (Government Code §6103)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			5						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T	CTY	UNI	029

Project: University Avenue  
APN: 211-174-011, -012, &-025  
Address: 2015 and 2025 University Ave.

D - ~~NO~~ consideration  
**16404**

T  
029

GRANT DEED

UNIVERSITY HORIZONS LLC, a California Limited Liability Company, as 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 OCT 6, 2009

UNIVERSITY HORIZONS LLC, a California Limited Liability Company

By: \_\_\_\_\_

By: CK

Print Name: \_\_\_\_\_

Print Name: Connie Kaw

Title: \_\_\_\_\_

Title: manager

EXHIBIT A

APN 211-174-011, -012, &-025  
FEE SIMPLE INTEREST

PARCEL 1

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 117 AND THE EASTERLY RECTANGULAR ONE-HALF OF LOT 118, BOTH OF MADISON SQUARE AS SHOWN BY MAP ON FILE IN MAP BOOK 5, PAGE 59 THEREOF, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA;

EXCEPTING THEREFROM THE NORTHERLY 2.5 FEET THEREOF AS GRANTED TO THE CITY OF RIVERSIDE BY DEED RECORDED NOVEMBER 8, 1963 IN BOOK 3532, PAGE 8, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

PARCEL 2

THE WEST ONE-HALF OF LOT 118, LOT 119, AND THE EAST ONE-HALF OF LOT 120, ALL OF MADISON SQUARE AS SHOWN BY MAP ON FILE IN MAP BOOK 5 PAGE 59 THEREOF RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA;

EXCEPTING THEREFROM THOSE PORTIONS LYING IN THE NORTHERLY 2.5 FEET AND THE SOUTHERLY 0.50 FEET OF SAID WEST ONE-HALF OF LOT 118, LOT 119, AND THE EAST ONE-HALF OF LOT 120.

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

 9/25/09 Date \_\_\_\_\_ Prep. \_\_\_\_\_  
Mark S. Brown, L.S 5655  
License Expires 9/30/09



82.6 2095 114.5	PAR 1 2083	150 2073 55	150 2061 80	150 2051 50	150 2045 2043 2039 50	150 2031 60	150 2029 60	150 2017 60	150 2007 3687 68
-----------------------	---------------	-------------------	-------------------	-------------------	-----------------------------------	-------------------	-------------------	-------------------	---------------------------

150 73 50	150 72 50
1997	1989 1987 1985

80'  
40' 40'

SEVENTH

69.2 2096 150	50 2094 150	50 2082 150	50 2072 150	50 2060 150	50 2050 150	50 2038 150	50 2028 150	50 2016 150	68 2006 150
83	84	85	86	87	88	89	90	91	3739

145 92	150 93
1996	1988

7.5 2093 128.99 44'	2079 183.60 66'	C/A-993 2067 40	2055 147 50	2044 147 50	2039 147 50	2025 147.5 25	2015 147.5 25	116 2009 68	3761 2005 68
------------------------------	-----------------------	-----------------------	-------------------	-------------------	-------------------	---------------------	---------------------	-------------------	--------------------

DOUGLASS

33' 33'

150 115	150 114
1995	1989

RELINQUISHED

66' 33' 49.5' 60' 49.5' 50' 49.5' 66'

08796 R-30 561.3 08699

3848

2060

MB. 3/19 SB CO

**CASTLEMAN'S ADDITION**

BOBBY BONDS PARK

KANSAS AV

SS 33' 6' 08796

◆ 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: bmark

Date: 09/25/09

Subject: University

11/1/09

State of California

County of LOS ANGELES }

ss

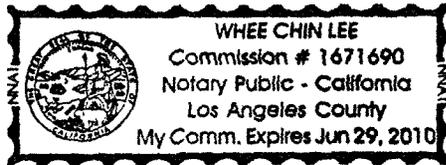
On OCT 6, 2009, before me, WHEE CHIN LEE, NOTARY PUBLIC,

personally appeared CONNIE KAO 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.

[Handwritten Signature]  
Notary Signature



**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 10/14/09

**REDEVELOPMENT AGENCY OF THE  
CITY OF RIVERSIDE**

APPROVED AS TO FORM:

By: Amelia M. Valeri

[Handwritten Signature]  
AGENCY GENERAL COUNSEL