

When recorded mail to:

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

DOC # 2011-0105211

03/08/2011 12:28P Fee:NC

Page 1 of 9

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



**FREE RECORDING**

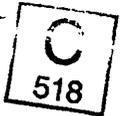
This instrument is for the benefit  
Of the City of Riverside and is  
entitled to be recorded without  
fee (Government Code §6103)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
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APN: 213-031-003

~~DX~~

D-16611



**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 2007-0467568, recorded on 07/18/2007, 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

ss

County of Riverside

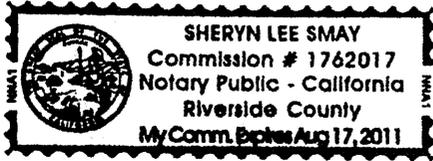
On MARCH 7, 2011 before me SHERYN LEE SMAY  
(date) (name)

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 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:

\_\_\_\_\_  
\_\_\_\_\_

2011-0105211  
03/08/2011 12:28P  
2 of 9



16611

**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

Here Insert Name and Title of the Officer

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: \_\_\_\_\_

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 213-031-003

Document Date: 3/7/11 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: \_\_\_\_\_



106611

**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



106611

ORIGINAL

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: Margaret L. Barnes

DOC # 2007-0467568  
07/18/2007 08:00A Fee:NC  
Page 1 of 6  
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County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



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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 therefor.* D

FINAL ORDER OF CONDEMNATION AS TO THE INTERESTS OF  
DEFENDANT CHRIST KUOY CHANG  
AS TO APN 213-031-003

REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE v. CHANG, et al.  
Riverside Superior Court Case No. RIC 459982

RVL11VPBARNES708649.1



16611

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, 5<sup>th</sup> Floor  
6 Riverside, California 92501  
7 Telephone: (951) 826-5567  
8 Telecopier: (951) 826-5540

9 MARK A. EASTER, Bar No. 143435  
10 JAMES R. TOUCHSTONE, Bar No. 184584  
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  
19 CITY OF RIVERSIDE

EXEMPT FROM RECORDING FEES  
UNDER GOVERNMENT CODE  
SECTION 27383

FILED  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

JUN 13 2007 -



20 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
21 COUNTY OF RIVERSIDE

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

25 Plaintiff,

26 v.

27 CHRIST KUOY CHANG, et al.,

28 Defendants.

Case No: RIC 459982  
Judge: Hon. Commissioner Joan F. Burgess

FINAL ORDER OF CONDEMNATION AS  
TO THE INTERESTS OF DEFENDANT  
CHRIST KUOY CHANG, INDIVIDUALLY

Complaint Filed: November 2, 2006  
Trial Date: No Trial Date Set  
Dept. 06

RVLITPBARNES710697.1

FINAL ORDER OF CONDEMNATION



16611

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

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FINAL ORDER OF CONDEMNATION

Final Order of Condemnation having been entered in the above-entitled action, and it appearing to the satisfaction of the court that plaintiff Redevelopment Agency of the City of Riverside, a public body, corporate and politic, pursuant to said judgment, has paid to defendant Christ Kuoy Chang, individually, the total sum awarded by the Court as just compensation and payment for all claims or demands against Plaintiff on account of the taking of the real property located in Riverside, California, and described in Plaintiff's complaint as Assessor Parcel No. 213-031-003, as more particularly described in Exhibit "A" attached hereto and incorporated herein.

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the Property is given for and condemned to Plaintiff for the public purpose of the assemblage and redevelopment of underutilized parcels between First Street and Third Street, east of Market, and west of the alley between Main Street and Orange Street, in the City of Riverside California and of the elimination of blight and redevelopment purposes, and for such other uses as are permitted by sections 33020, 33021 and 33391 of the California Health and Safety Code. Title to the Property described as Assessor Parcel No. 213-031-003, condemned in fee simple absolute, shall vest in Plaintiff on the date that a certified copy of this Final Order of Condemnation is recorded in the Office of the Recorder of Riverside County, California. All liens, charges, conditions, and restrictions on the Property are extinguished, including without limitation all real property taxes, assessments, penalties and costs from and after March 16, 2007, the date that Plaintiff was entitled to take possession of the Property.

DATED: 06-13-07

  
\_\_\_\_\_  
JUDGE OF THE SUPERIOR COURT

RVLITPBARNES710697.1

- 1 -

FINAL ORDER OF CONDEMNATION



16611

EXHIBIT "A"

A.P.N. 213-031-003  
FEE SIMPLE INTEREST

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

The southeasterly rectangular 35 feet of the northeasterly rectangular 55 feet of  
the northwesterly rectangular 157.5 feet of Lot 6 in Block 1, 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.

DESCRIPTION APPROVAL:

By: E. Stewart 03/09/2011  
For Mark Brown Date  
City Surveyor

EXHIBIT A PAGE 1



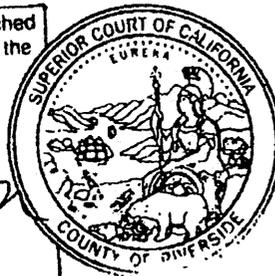
This must be in red to be a  
"CERTIFIED COPY"

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 *Aly P. Ferguson*  
DEPUTY

Dated: 7/16/07



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



ORIGINAL

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

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400 Mission Square  
3750 University Avenue  
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Attention: Margaret L. Barnes

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Page 1 of 6

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County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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006

*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 therefor.*

FINAL ORDER OF CONDEMNATION AS TO THE INTERESTS OF  
DEFENDANT CHRIST KUOY CHANG  
AS TO APN 213-031-003

REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE v. CHANG, et al.  
Riverside Superior Court Case No. RIC 459982

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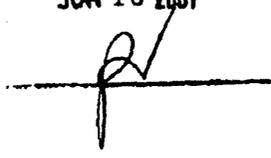
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17 Attorneys for Plaintiff,  
 18 REDEVELOPMENT AGENCY OF THE  
 19 CITY OF RIVERSIDE

EXEMPT FROM RECORDING FEES  
 UNDER GOVERNMENT CODE  
 SECTION 27383

**FILED**  
 SUPERIOR COURT OF CALIFORNIA  
 COUNTY OF RIVERSIDE

JUN 13 2007 -



SUPERIOR COURT OF THE STATE OF CALIFORNIA  
 COUNTY OF RIVERSIDE

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

Plaintiff,

v.

CHRIST KUOY CHANG, et al.,

Defendants.

Case No. RIC 459982  
 Judge: Hon. Commissioner Joan F. Burgess

FINAL ORDER OF CONDEMNATION AS  
 TO THE INTERESTS OF DEFENDANT  
 CHRIST KUOY CHANG, INDIVIDUALLY

Complaint Filed: November 2, 2006  
 Trial Date: No Trial Date Set  
 Dept. 06

RVLTPBARNES710697.1

FINAL ORDER OF CONDEMNATION

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1 FINAL ORDER OF CONDEMNATION

2 Final Order of Condemnation having been entered in the above-entitled action, and it  
3 appearing to the satisfaction of the court that plaintiff Redevelopment Agency of the City of  
4 Riverside, a public body, corporate and politic, pursuant to said judgment, has paid to defendant  
5 Christ Kuoy Chang, individually, the total sum awarded by the Court as just compensation and  
6 payment for all claims or demands against Plaintiff on account of the taking of the real property  
7 located in Riverside, California, and described in Plaintiff's complaint as Assessor Parcel No.  
8 213-031-003, as more particularly described in Exhibit "A" attached hereto and incorporated  
9 herein.

10  
11 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the Property is given  
12 for and condemned to Plaintiff for the public purpose of the assemblage and redevelopment of  
13 underutilized parcels between First Street and Third Street, east of Market, and west of the alley  
14 between Main Street and Orange Street, in the City of Riverside California and of the elimination  
15 of blight and redevelopment purposes, and for such other uses as are permitted by sections  
16 33020, 33021 and 33391 of the California Health and Safety Code. Title to the Property  
17 described as Assessor Parcel No. 213-031-003, condemned in fee simple absolute, shall vest in  
18 Plaintiff on the date that a certified copy of this Final Order of Condemnation is recorded in the  
19 Office of the Recorder of Riverside County, California. All liens, charges, conditions, and  
20 restrictions on the Property are extinguished, including without limitation all real property taxes,  
21 assessments, penalties and costs from and after March 16, 2007, the date that Plaintiff was  
22 entitled to take possession of the Property.

23  
24 DATED: 06-13-07

25   
26 JUDGE OF THE SUPERIOR COURT

27  
28 RVLITVPBARNES710697.1

- 1 -

FINAL ORDER OF CONDEMNATION

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

166011

EXHIBIT "A"

A.P.N. 213-031-003  
FEE SIMPLE INTEREST

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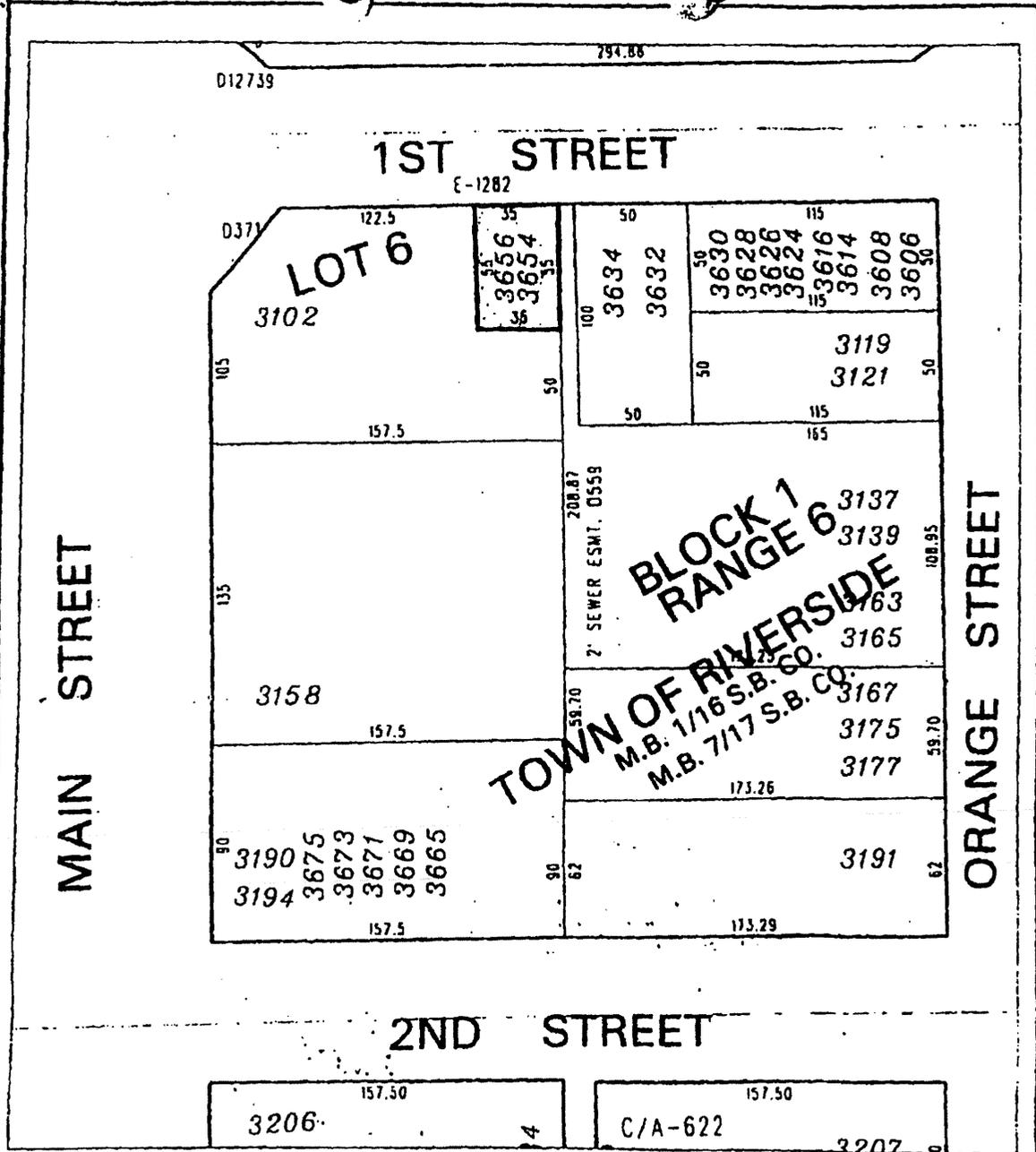
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DESCRIPTION APPROVAL:

By: E. Stewart      02/01/2006  
For Mark Brown      Date  
City Surveyor

EXHIBIT A PAGE 1

16611



◆ 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" = 50'    Drawn by: skn    Date: 08/07/06    Subject: 1ST TO 3RD REDEVELOPMENT PROJECT

EXHIBIT A PAGE 2

16611

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

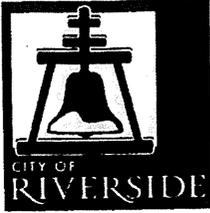
By Ally P. Ferguson  
DEPUTY

Dated: 7/16/07



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

166011



**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 213-031-003

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: \_\_\_\_\_

Supervisor's Approval: *James M Parks*

*1/6/11*