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Purchase of Former Shannon Corbett Property.

06 0993852

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
05/05/06 AT 08:00am

TITLE(S) : DEED

FEE

FREE F

D.T.T.

CODE
20

CODE
19

CODE
9____

RECEIVED
MAY 23 2006
CITY OF IRWINDALE
FINANCE DEPT.

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

8417-035-017

001

THIS FORM IS NOT TO BE DUPLICATED

cc: Economic Dev
Finance
05-23-06

FIRST AMERICAN TITLE INSURAN' :OMPANY

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FIRST AMERICAN TITLE INSURANCE COMPANY

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RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

IRWINDALE COMMUNITY REDEVELOPMENT AGENCY
5050 N. Irwindale Avenue
Irwindale, CA 91706
Attn: Executive Director

Space above this line for Recorder's Use
EXEMPT FROM RECORDING FEE PER GOV. CODE 6103

MAIL TAX STATEMENTS TO:

Irwindale Community Redevelopment Agency
5050 N. Irwindale Avenue
Irwindale, CA 91706
Attn: Finance Director

DOCUMENTARY TRANSFER TAX $ 0

...Computed on the consideration or value of property conveyed; OR
...Computed on the consideration or value less liens or encumbrances remaining at times of sale.

D M C.H.S.

Signature of Declarant or Agent determining tax - Firm Name

8417-035-017

Order No. 208633-20

Escrow No. 208633-LA1

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RAMBEAU RAMBEAU PROPERTIES, LLC, a California limited liability company, hereby grant to the IRWINDALE COMMUNITY REDEVELOPMENT AGENCY, a public body, corporate and politic, the real property in the City of Irwindale, County of Los Angeles, State of California, described in Exhibit "1" attached hereto and incorporated herein by reference (the "Property"). The Property conveyed hereby is subject to (i) non-delinquent general and special real property taxes and assessments; and (ii) matters of record.

Dated: 5/3, 2006

"SELLER"

RAMBEAU RAMBEAU PROPERTIES, LLC

Michael Rambeau

Obie Rambeau

05/05/06

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STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On May 3, 2006, before me, Tanya Tan, Notary Public, personally appeared Michael Rambeau, Obie Rambeau ~~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.

Witness my hand and official seal.

Tanya Tan
Notary Public

[SEAL]

TANYA TAN
Commission # 1437070
Notary Public - California
Los Angeles County
My Comm. Expires Sep 16, 2007

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EXHIBIT "1" TO GRANT DEED

LEGAL DESCRIPTION OF LAND

The Land is that certain real property located in the City of Irwindale, County of Los Angeles, State of California, described as follows:

(APN 8417-027-005)

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 5 ACRES OF THE WEST 10 ACRES OF THE NORTH 20 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 21, 1877, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 5 ACRES; THENCE SOUTH 00^{O} 06'21" EAST 330.26 FEET ALONG THE WESTERLY LINE OF SAID EAST 5 ACRES TO THE TRUE PINT OF BEGINNING. THENCE NORTH 89^{O} 55' 54" EAST 193.06 FEET AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 9 TO A POINT; THENCE SOUTH 00^{O} 6' 41" EAST 124.00 FEET TO A POINT; THENCE NORTH 89^{O} 55' 54" EAST 140 FEET TO A POINT ON THE EASTERLY LINE OF SAID EAST 5 ACRES, SAID POINT BEING SOUTH 00^{O} 06' 41" EAST 454.26 FEET MEASURED ALONG THE EASTERLY LINE OF SAID EAST 5 ACRES FROM THE NORTHEAST CORNER OF SAID EAST 5 ACRES.

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Attachment to Grant Deed

This is to certify that the interest in real property conveyed by the deed dated May 1, 2006 from Rambeau Rambeau Properties, LLC, a California limited liability company to Irwindale Community Redevelopment Agency, a public body, corporate and politic is hereby accepted by order of the undersigned officer on behalf of The Irwindale Community Redevelopment Agency, pursuant to authority conferred by Resolution of the Irwindale Community Redevelopment Agency adopted on December 20, 2005 and the Grantee consents to recordation thereof by it's duly authorized officer.

Dated: May 2, 2006

By: Robt Griego
Robert Griego, Interim Executive Director

05/05/06

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