

Recording Requested By
First American Title NHS

DOC # 2005-0030519

01/12/2005 08:00A Fee:52.00

Page 1 of 6 Doc T Tax Paid

Recorded in Official Records

County of Riverside

RECORDING REQUESTED BY
First American Title Company

Assessor, County Clerk & Recorder



AND WHEN RECORDED MAIL TO:

HEC-Orangecrest, LLC
c/o Peninsula Retail Development
301 Shipyard Way
Newport Beach, CA 92663
Attn: Fritz Howser

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**Separate affidavit attached pursuant to Section 11932 of the Revenue & Taxation Code

A.P.N.: 284-020-018-3

T.R.A. No.009-071

File No.: 0625-557612 (db)

284-020-019-4

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$; CITY TRANSFER TAX \$; **

- [x] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; [] City of Riverside, and

52



PARTNERSHIP GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Orangecrest Hills, L.P.,**
a Washington Limited Partnership

organized under the laws of the State of **Washington**

hereby GRANTS to **HEC-Orangecrest, LLC, a California limited liability company**

the following described property in the City of **Riverside**, County of **Riverside**, State of **California**:

Parcels 8 and 9 of Parcel Map No. 30369 on file in book 201 pages 78 and 79 of Maps,
Records of Riverside County, California;

Excepting therefrom 51 percent of the oil, gas, hydrocarbon and mineral substances
underlying said land below 500 feet from the surface of the same, without the right of
surface entry as reserved by Mary H. trautwein, et al, in deed recorded April 29, 1963 as
instrument no. 42998 of Official Records of Riverside County, California.

Dated: 01/06/2005

Mail Tax Statements To: **SAME AS ABOVE**

Date: 01/06/2005

Orangecrest Hills, L.P., a Washington Limited Partnership

By: CSW Development & Construction Company, a Washington Corporation

By: Jonathan Weldy, President CA Div.

By: Brian Hegardt, President

STATE OF ARIZONA)SS
COUNTY OF MARICOPA)

On January 7, 2005, before
me, DONNA W. HUCK personally appeared
BRIAN HEGARDT, 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.

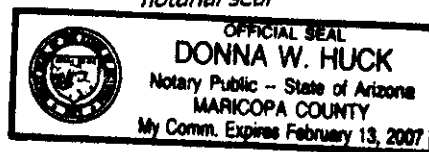
WITNESS my hand and official seal.

Signature

Donna W. Huck

My Commission Expires: Feb. 13, 2007

This area for official
notarial seal



Notary Name: _____ Notary Phone: _____

Notary Registration Number: _____ County of Principal Place of Business: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA

)

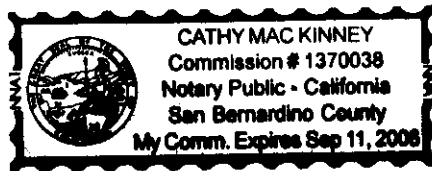
) ss.

COUNTY OF ORANGE

)

On January 11, 2005, before me, Cathy MacKinney, a Notary Public in and for said State, personally appeared **JONATHAN WELDY**, personally known to me to be the person whose names is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Cathy MacKinney

Notary Public in and for said State

(SEAL)

CERTIFICATION

Under 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:

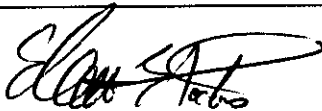
(Print or type the page number(s) and wording below):

See attached clarity for whole document.

Date:

1-11-05

Signature:



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Space Above This Line for Recorder's Use Only

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COUNTY OF _____)

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WITNESS my hand and official seal.

*This area for official
notarial seal*

Signature _____

My Commission Expires: _____

Notary Name: _____ Notary Phone: _____

Notary Registration Number: _____ County of Principal Place of Business: _____