

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

9777629-BB

When recorded mail to:

Surveyor's Office
Public Works Department
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2005-0281165

04/11/2005 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



tra-009

DIT - 0

Project: Remote Encoding Building

A.P.N. 155-080-048

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DX - 1068



QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **IP PROPERTIES, INC., a California corporation**, (First Party), does hereby remise, release, and forever quitclaim to The REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA, a public body, corporate and politic, (Second Party), all rights, title and interest in 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 3-10-05

IP PROPERTIES, INC., a California Corporation

By: *Dennis E. Morgan*

By: *Kristen R. Soliz*

Print Name: Dennis E. Morgan

Print Name: Kristen R. Soliz

Title: President

Title: Vice President

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On March 10, 2005, before me K. A. Kitasato
(date) (name)

a Notary Public in and for said State, personally appeared
Dennis E. Morgan and Kristen R. Soliz
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.



WITNESS my hand and official seal.

K. A. Kitasato
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:

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

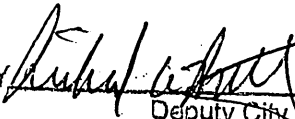
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the Redevelopment Agency of the City of Riverside, California, a public body, corporate and politic, is hereby accepted by the undersigned officer on behalf said Agency pursuant to authority conferred by the Agency at its meeting of September 21 2004, and the grantee consents to recordation thereof by its duly authorized officer.


Dated March 25, 2005

REDEVELOPMENT AGENCY OF THE
CITY OF RIVERSIDE


Michael Beck
Executive Director

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY 
Deputy City Attorney

Attest: 
City Clerk

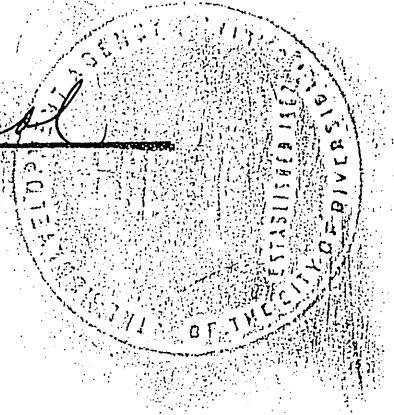


EXHIBIT "A"

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

That portion of Lots 48, 49, 50, and 51 of McClaskey Tract, as shown by map on file in Book 10 Pages 36 and 37 of Maps. Records of Riverside County, California, being described as follows:

COMMENCING at a point on the southerly line of Lot 46 of said McClaskey Tract, distant thereon North 89°59'30" West, 422.87 feet from the southeast corner of said Lot 46, said point being on the northerly line of Central Avenue (Hanton Street), 60 feet wide as shown on said map of McClaskey Tract;

Thence North 68°27'22" West, 476.65 feet to the TRUE POINT OF BEGINNING;

Thence North 09°59'00" West, 466.96 feet to a point that is 375.43 feet southerly, as measured at right angles, from the northerly line of Lot 51 of said McClaskey Tract;

Thence parallel with the northerly line of said Lot 51 and 52, South 80°01'00" West, 276.39 feet;

Thence North 09°59'00" West, 71.43 feet to a point that is 304.00 feet southerly, measured at right angles from the northerly line of said Lot 51;

Thence parallel with the northerly line of said Lot 51 and 52, South 80°01'00" West, 412.83 feet;

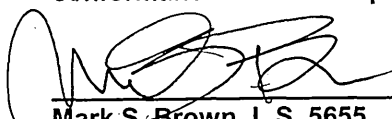
Thence South 40° 17'50" West, 104.04 feet;

Thence South 68°27'22" East, 902.46 feet to the TRUE POINT OF BEGINNING;

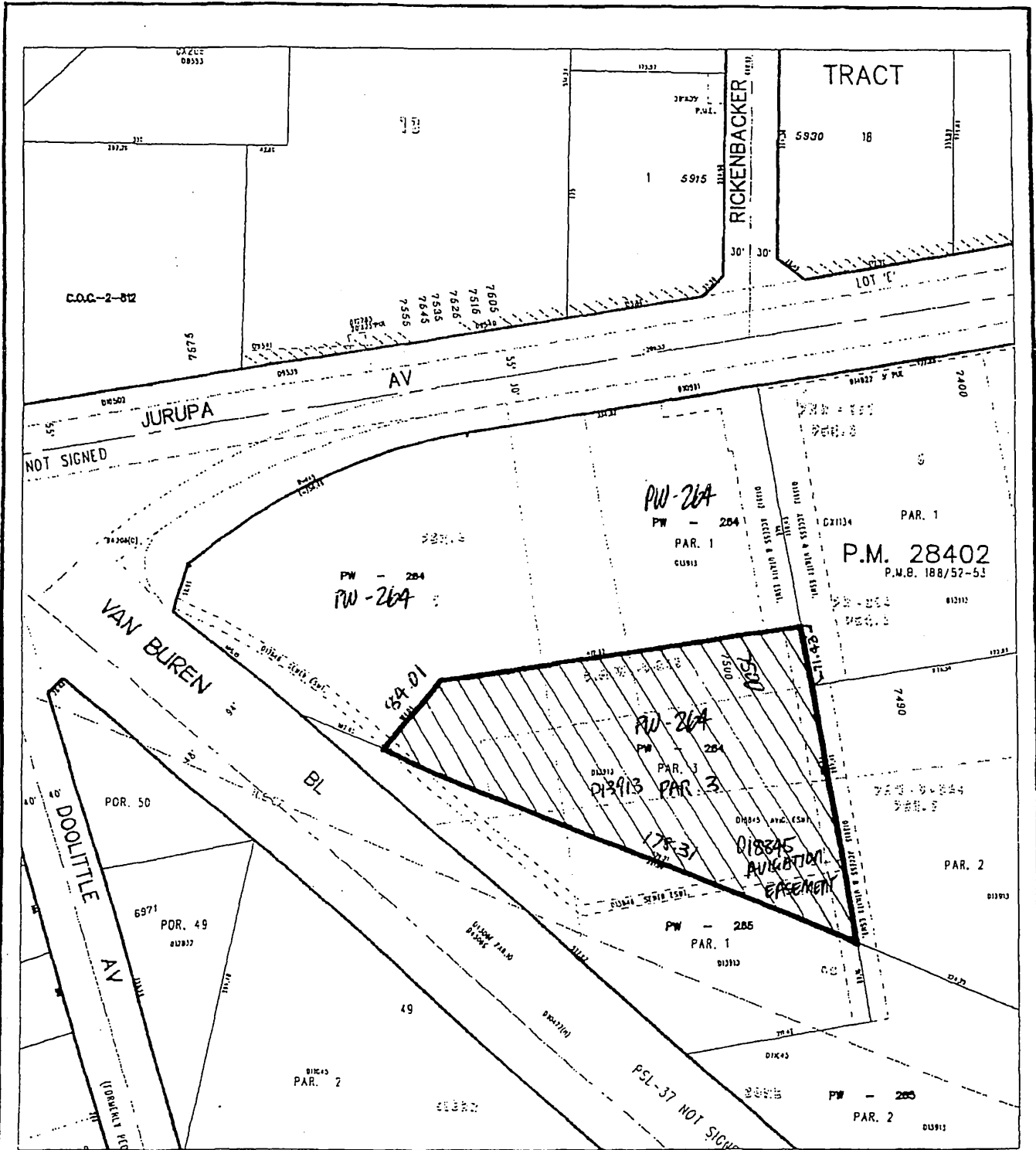
EXCEPTING THEREFROM the easterly 276.39 feet of said parcel as measured at right angles to the easterly line of said parcel.

Area - 2.402 acres.

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

 2/25/05 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/05





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

35-7
35-8

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" = 150'

Drawn by: sken

Date: 09/11/03

Subject: ENCODING CENTER

Government Code 27361.7

I certify under the penalty of perjury that the notary seal on this document read as follows:

Name of Notary: K.A. Kitasato
Date Commission Expires: 10/25/08
County where bond is Filed: Riverside
Commission No.: 1522053
Manufacturer/Vendor No.: NNA1

Place of execution - Newport Beach

Date - April 6, 2005


FIDELITY NATIONAL TITLE COMPANY