

When recorded mail to:

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

**DOC # 2000-304805**

08/07/2000 08:00A Fee:21.00

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Recorded in Official Records  
County of Riverside

Gary L. Orso  
Assessor, County Clerk & Recorder



TRA: 009

DTT: \$0 No Consideration

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Project: California Avenue Extension  
Parcel 5, 6 & 6A - Surplus Property  
A.P.N. 145-023-005, 007 & 025

**DX - 1215**

**C  
AS**

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to ELSIE ANNA AUGUSTO, Trustee U/D/T dated June 30, 1992- establishing the ELSIE ANNA AUGUSTO LIVING TRUST, 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 August 2, 2000

CITY OF RIVERSIDE,  
a municipal corporation

By John E. Holmes  
City Manager

Attest [Signature]  
City Clerk

APPROVED AS TO FORM  
[Signature]  
ASSI. CITY ATTORNEY

GENERAL ACKNOWLEDGEMENT

State of California

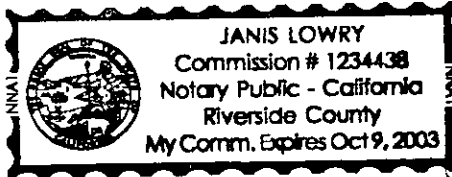
County of RIVERSIDE } ss

On AUGUST 3, 2000, before me JANIS LOWRY  
(date) (name)

a Notary Public in and for said State, personally appeared

JOHN E. HOLMES and COLLEEN J. NICOL  
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.

Janis Lowry  
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:

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



EXHIBIT "A"

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

PARCEL 1

That portion of Lot 3 in Block 47 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, lying southeasterly of a line parallel with and distant 44.00 feet southeasterly, as measured at right angles, from the following described line:

**BEGINNING** at the intersection of the centerline of Tyler Street with the northeasterly prolongation of the centerline of California Avenue all as shown by map of Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

THENCE North 57°55'23" East, continuing along said northeasterly prolongation of said centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 680.00 feet;

THENCE northeasterly to the right along said curve through a central angle of 37°21'40" an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by said map of La Granada, and the **END** of this line description; the preceding two courses are hereinafter referred to as Course "A";

**EXCEPTING THEREFROM** that portion lying *westerly* of the following described line:

**COMMENCING** at the most westerly corner of Lot 5 in said Block 47;

THENCE South 33°38'51" East, along the southwesterly line of said Lot 5, a distance of 135.09 feet to the most southerly corner of said Lot 5;

THENCE North 56°19'43" East, along the southeasterly line of said Lot 5, a distance of 10.00 feet to a line parallel with and distant 50.00 feet northeasterly, as measured at right angles, from the centerline of Tyler Street (formerly Tyler Avenue) as shown by said map;

THENCE North 33°38'51" West, along said parallel line, a distance of 104.75 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 41.50 feet;

THENCE northwesterly to the right along said curve through a central angle of 46°58'49" an arc length of 34.03 feet to the southeasterly line of said Lot 3 and the **POINT OF BEGINNING** of this line description; the preceding four courses being along the boundary of that certain parcel of land described as Parcel 5A in Final Order of Condemnation recorded June 9, 2000, as Document No. 2000-219892 of Official Records of said Riverside County;

THENCE continuing northwesterly to the right along said curve through a central angle of 16°10'28" an arc length of 11.72 feet to said line parallel with and distant 44.00 feet southeasterly, as measured



at right angles, from said Course "A" and the END of this line description;

ALSO EXCEPTING THEREFROM any portion lying with said Tyler Street.

Area - 627.3 square feet.

**PARCEL 2**

That portion of Lot 4 in Block 47 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, lying southeasterly of a line parallel with and distant 44.00 feet southeasterly, as measured at right angles, from the following described line:

**BEGINNING** at the intersection of the centerline of Tyler Street with the northeasterly prolongation of the centerline of California Avenue all as shown by map of Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

THENCE North 57°55'23" East, continuing along said northeasterly prolongation of said centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 680.00 feet;

THENCE northeasterly to the right along said curve through a central angle of 37°21'40" an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by said map of La Granada, and the **END** of this line description; the preceding two courses are hereinafter referred to as Course "A";

**EXCEPTING THEREFROM** that portion lying *northeasterly* of the following described line:

**COMMENCING** at the most northerly corner of Lot 6 in said Block 47;

THENCE southerly along the easterly line of said Lot 6, a distance of 95 feet;

THENCE northwesterly to a point on the northwesterly line of said Lot 6, distant thereon 150 feet southwestly from the most northerly corner of said Lot 6, and the **POINT OF BEGINNING** of this line description; said point also being the most westerly corner of that certain parcel of land described in deed recorded July 8, 1992, as Instrument No. 251123 of Official Records of said Riverside County;

THENCE North 32°04'37" West, at right angle to said Course "A", a distance of 2.08 feet to said line parallel with and distant 44.00 feet southeasterly, as measured at right angles, from said Course "A" and the **END** of this line description.

Area - 132.6 square feet.

**PARCEL 3**

That portion of Lot 4 in Block 47 of La Granada, as shown by map on file in Book 12, Pages 42



through 51 of Maps, records of Riverside County, California, lying southeasterly of a line parallel with and distant 44.00 feet southeasterly, as measured at right angles, from the following described line:

**BEGINNING** at the intersection of the centerline of Tyler Street with the northeasterly prolongation of the centerline of California Avenue all as shown by map of Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

THENCE North  $57^{\circ}55'23''$  East, continuing along said northeasterly prolongation of said centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 680.00 feet;

THENCE northeasterly to the right along said curve through a central angle of  $37^{\circ}21'40''$  an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by said map of La Granada, and the **END** of this line description; the preceding two courses are hereinafter referred to as Course "A"; the preceding two courses are hereinafter referred to as Course "A";

**EXCEPTING THEREFROM** that portion lying *southwesterly* of the following described line:

**COMMENCING** at the most northerly corner of Lot 6 in said Block 47;

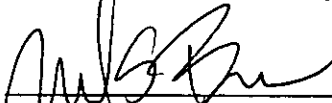
THENCE southerly along the easterly line of said Lot 6, a distance of 95 feet;

THENCE northwesterly to a point on the northwesterly line of said Lot 6, distant thereon 150 feet southwesterly from the most northerly corner of said Lot 6, and the **POINT OF BEGINNING** of this line description; said point also being the most westerly corner of that certain parcel of land described in deed recorded July 8, 1992, as Instrument No. 251123 of Official Records of said Riverside County;

THENCE North  $32^{\circ}04'37''$  West, at right angle to said Course "A", a distance of 2.08 feet to said line parallel with and distant 44.00 feet southeasterly, as measured at right angles, from said Course "A" and the **END** of this line description.

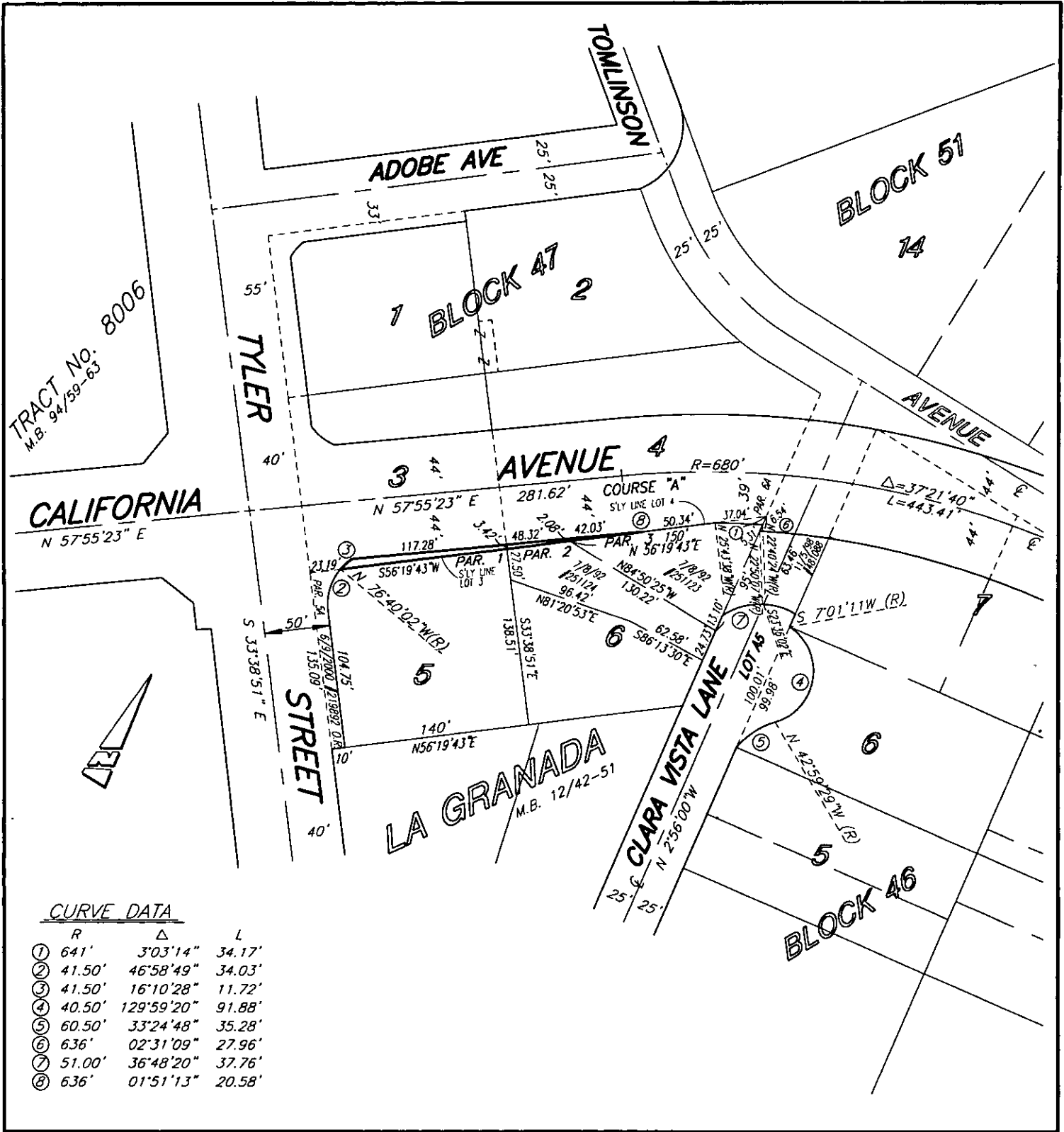
Area - 73.1 square feet.

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

  
Mark S. Brown, L.S. 5655      Date 1/20/00      Prep. Kog  
License Expires 9/30/03



2000-304885  
08/07/2000 08:00A  
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CURVE DATA

R	Δ	L
① 641'	3°03'14"	34.17'
② 41.50'	46°58'49"	34.03'
③ 41.50'	16°10'28"	11.72'
④ 40.50'	129°59'20"	91.88'
⑤ 60.50'	33°24'48"	35.28'
⑥ 636'	02°31'09"	27.96'
⑦ 51.00'	36°48'20"	37.76'
⑧ 636'	01°51'13"	20.58'

**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 65-5

SCALE: 1"=100'

DRAWN BY: Kgs DATE: 7/20/00

SUBJECT: CALIFORNIA AVENUE EXTENSION - AUGUSTO



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