

When recorded mail to:

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

DOC # 2003-500687

07/07/2003 08:00A Fee:19.00

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Recorded in Official Records  
County of Riverside

Gary L. Orso  
Assessor, County Clerk & Recorder



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Project: VC-008-012 – Por. La Sierra & Arlington  
A.P.N. 149-385-012

DX -

1278



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 **ROBERT S. WORMUTH, a single man**, 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 March 14, 2003

CITY OF RIVERSIDE,  
a municipal corporation

By [Signature]  
City Manager

Attest [Signature]  
City Clerk

APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE

BY [Signature]  
Deputy City Attorney

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On March 14, 2003, before me Sherry R. Morton, Notary Public  
(date) (name)

a Notary Public in and for said State, personally appeared  
George Caravatho 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.

Sherry R. Morton  
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"

*Quitclaim Deeds  
Portion of Arlington &  
La Sierra Avenues*

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

That portion of Arlington Avenue, that portion of La Sierra Avenue and that portion of Parcel 68 of Record of Survey on file in Book 33, Pages 81 through 90 of Record of Surveys, records of Riverside County, California, and that portion of the Northwest Quarter of Section 3, Township 3 South, Range 6 West, of the Rancho La Sierra, as shown by map on file in Book 6, Pages 70 of Maps, records of said Riverside County, and that portion of La Sierra Avenue (formerly Holden Avenue) as described in deed to the County of Riverside by document recorded November 25, 1918, in Book 494, Page 18, et seq., of Deeds, records of said Riverside County, described as follows:

COMMENCING at the most easterly corner of Lot 32 of Tract 19991, as shown by map on file in Book 149, Pages 78 through 82 of Maps, records of said Riverside County; said corner being the most northerly corner of that certain parcel of land described in deed to Mahir H. Barkho, et ux., by document recorded June 24, 1988, as Instrument No. 175330 of Official Records of said Riverside County;

THENCE South 73°02'32" East, a distance of 89.07 feet to the beginning of a non-tangent curve concaving northeasterly, having a radius of 1289.50 feet and to which the radius bears North 20°23'42" East;

THENCE southeasterly to the left along said curve through a central angle of 2°41'07" an arc length of 60.43 feet to a point of reverse curvature with a tangent curve concaving westerly, having a radius of 110.00 feet and to which the radius bears South 17°42'35" West;

THENCE southeasterly to the right along said last mentioned curve through a central angle of 31°00'00" an arc length of 59.52 feet;

THENCE South 41°17'25" East, a distance of 7.37 feet to the northeasterly prolongation of the southeasterly line of said parcel of land described in document recorded June 24, 1988, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE continuing North 41°17'25" West, a distance of 76.36 feet to the beginning of



a non-tangent curve concaving northeasterly, having a radius of 261.00 feet and to which the radius bears North 83°26'20" East;

THENCE southeasterly to the left along said last mentioned curve through a central angle of 8°17'27" an arc length of 37.77 feet to a point in a line which is perpendicular to the centerline of La Sierra Avenue (formerly Holden Avenue) as shown by map of Golden Terrace, on file in Book 11, Pages 82 and 83 of Maps, records of said Riverside County, and which passes through the most northerly corner of Lot 1 of said Golden Terrace;

THENCE South 48°28'33" West, a distance of 18.83 feet to said most northerly corner of Lot 1;


THENCE South 50°23'54" West, along the northwesterly line of said Lot 1, a distance of 20.01 feet to the southwesterly line of said Parcel 68; said southwesterly line also being the northeasterly line of that certain parcel of land described in deed to Robert S. Wormuth, by document recorded November 2, 1989, as Instrument No. 383005 of Official Records of said Riverside County;

THENCE North 41°31'27" West, along said southwesterly line of Parcel 68, a distance of 110.06 feet to the most easterly corner of said parcel of land described in deed recorded June 24, 1988;

THENCE North 50°23'54" East, along said northeasterly prolongation of said southeasterly line of said last mentioned parcel of land, a distance of 58.51 feet to the POINT OF BEGINNING.

Area - 6058 square feet.

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

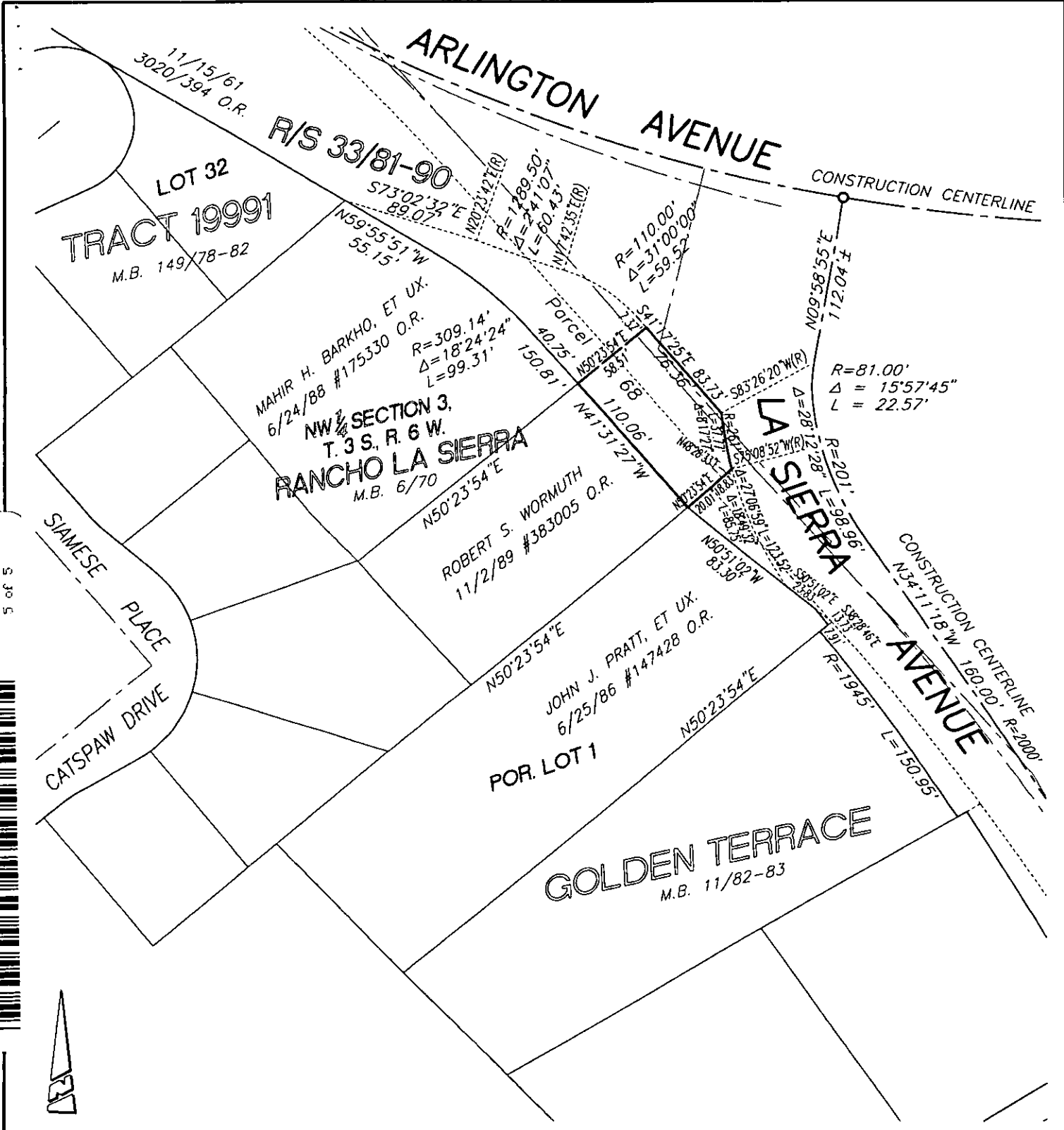
 3/18/02 Prep. fg  
Mark S. Brown, L.S. 5655                      Date  
License Expires 9/30/03



PARCEL 2 QUITCLAIM DESCRIPTION.DOC



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• 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 *40-1*

SCALE: N.T.S.

DRAWN BY: *Kgs* DATE: 3/18/02

SUBJECT: QUITCLAIM DEEDS

*DX1278*