

When recorded mail to:

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

DOC # 2003-500684

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

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		5						
					1				VG
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: VC-008-012 – Por. La Sierra & Arlington
A.P.N. 149-051-006

DX - 1280

20



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 **JOHN JACKSON PRATT and BINH AN THI PHAM, Trustees of the PRATT FAMILY TRUST**, dated on **October 24, 2002**, 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

City Manager

Attest

City Clerk

APPROVED AS TO FORM
CITY ATTORNEYS OFFICE

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 Carvalho 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 Lot 1 of Golden Terrace, as shown by map on file in Book 11, Pages 82 and 83 of Maps, records of Riverside County, California, and that portion of La Sierra Avenue, as shown by Record of Survey on file in Book 33, Pages 81 through 90 of Record of Surveys, records of said Riverside County, 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 $73^{\circ}02'32''$ 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 $20^{\circ}23'42''$ East;

THENCE southeasterly to the left along said curve through a central angle of $2^{\circ}41'07''$ 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 $17^{\circ}42'35''$ West;

THENCE southeasterly to the right along said last mentioned curve through a central angle of $31^{\circ}00'00''$ an arc length of 59.52 feet;

THENCE South $41^{\circ}17'25''$ East, a distance of 83.73 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 $83^{\circ}26'20''$ East;

THENCE southeasterly to the left along said last mentioned curve through a central angle of $8^{\circ}17'27''$ an arc length of 37.77 feet to POINT OF BEGINNING of the parcel of land being described; said point being in a line which is perpendicular to the centerline



of La Sierra Avenue (formerly Holden Avenue) as shown by said map of Golden Terrace, and which passes through the most northerly corner of Lot 1 of said Golden Terrace;

THENCE continuing along said last mentioned curve through a central angle of 18°49'32" an arc length of 85.76 feet to the southwesterly line of that certain parcel of land described in deed to the County of Riverside, by document recorded November 15, 1961, in Book 3020, Page 394, et seq., of Official Records of said Riverside County;

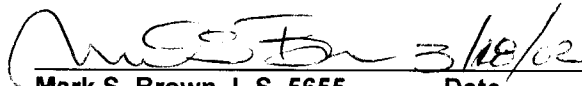
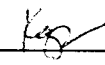
THENCE North 50°51'02" West, along said southwesterly line, a distance of 83.30 feet to the northwesterly line of said Lot 1;

THENCE North 50°23'54" East, along said southwesterly line, a distance of 20.01 feet to the most northerly corner of said Lot 1;

THENCE North 48°28'32" East, along said line perpendicular to the centerline of La Sierra Avenue, a distance of 18.83 feet to the POINT OF BEGINNING.

Area - 1385 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. 
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/03

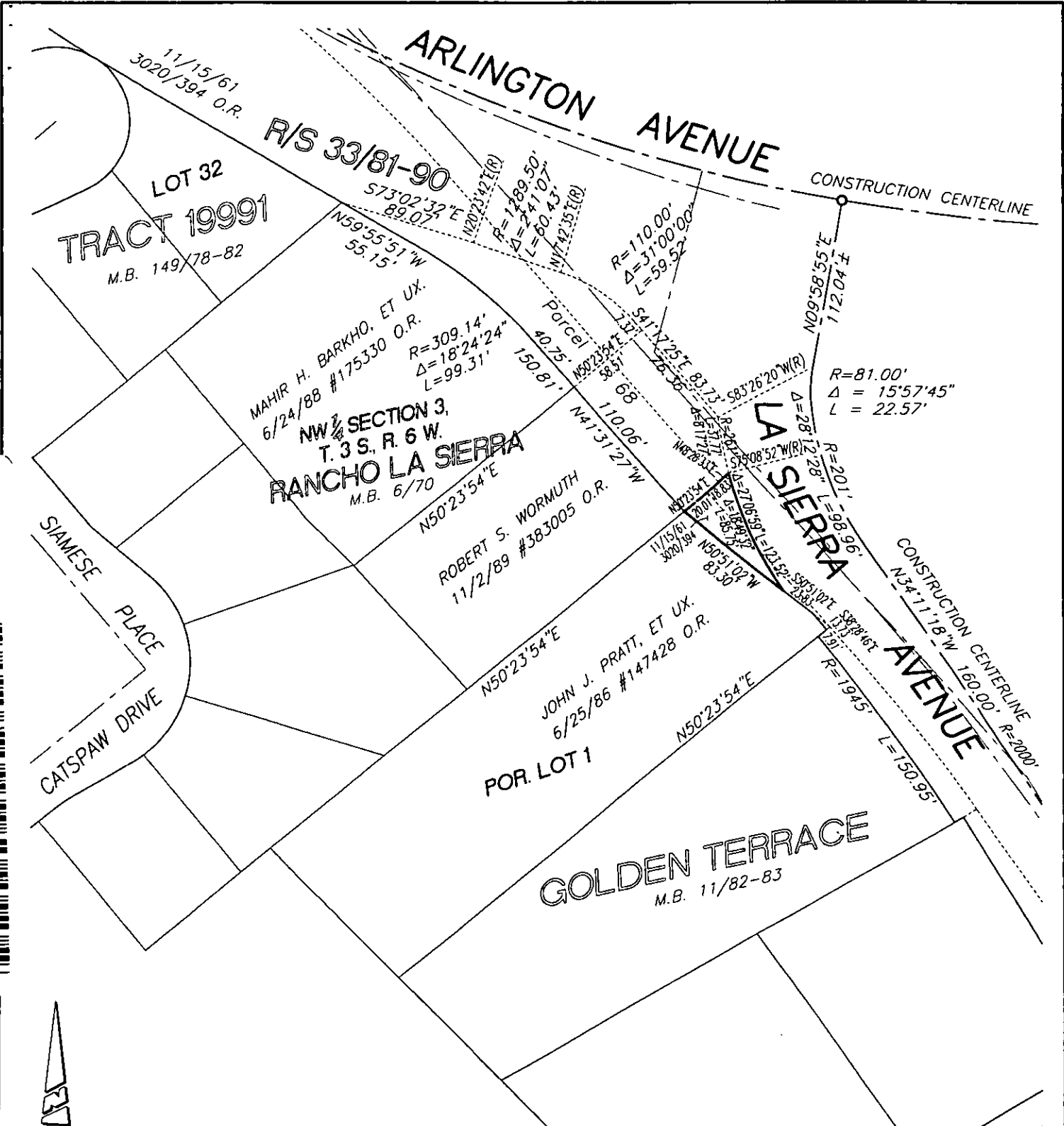


PARCEL 3 QUITCLAIM DESCRIPTION.DOC



2003-500684
07/07/2003 08:00A
4 of 5

2683-506524
07/07/2003 08:06A
5 of 5



• 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

48

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 3/18/02

SUBJECT: QUITCLAIM DEEDS

DX1280