



When recorded mail to:

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

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Project: VC-004-001
Pierce Street
APN 141-260-009



DX- 1290

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 **LA SIERRA UNIVERSITY, a California non-profit Religious Corporation**, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "B"** attached hereto and incorporated herein by this reference.

Dated May 23, 2003

CITY OF RIVERSIDE,
A municipal corporation

By George A. Caravatho
City Manager

Attest Kelly Palmer
City Clerk

APPROVED AS TO FORM
CITY ATTORNEYS OFFICE

BY Krista Smith
Deputy City Attorney

GENERAL ACKNOWLEDGEMENT

ate of California
ounty of RIVERSIDE } ss

1 MAY 23, 2003, before me JANIS LOWRY
(date) (name)

Notary Public in and for said State, personally appeared
George A. CARAVALHO and KELLY PALMER
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:





March 10, 2003

W.O. 1104-001

EXHIBIT "B"
QUITCLAIM DEED
VC-004-001
AREA 3
PIERCE STREET

That portion of Lots 1 and 2 in Block 6, and Pierce Street of La Sierra Gardens as shown by Map on file in Book 11 of Maps at Pages 42 through 50 thereof, Records of Riverside County, California, described as follows:

Beginning at the most Westerly corner of Lot 24 of Tract 29058 as shown by Map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California, said corner being the intersection of the Northeasterly line of Pierce Street as conveyed to the County of Riverside by Deed recorded December 6, 1956 in Book 2008, Page 354, with the Southeasterly line of Collett Avenue as conveyed to the County of Riverside by Deed recorded May 13, 1963 as inst. no. 49369, both being Official Records of Riverside County, California;

Thence Southeasterly along the Southwesterly line of said Lot 24, also being the Northeasterly line of said Pierce Street on a curve concave Northeasterly having a radius of 2952.00 feet, through an angle of 02°50'08", an arc length of 146.09 feet (the initial radial line bears S.58°30'44"W.);

Thence S.34°19'24"E. continuing along said line, a distance of 486.20 feet to the most Northerly corner of Lot "I" (Pierce Street) of said Tract 29058;

Thence Northwesterly along the Westerly prolongation of the Northerly line of said Lot "I" (Pierce Street) on a non-tangent curve concave Northerly having a radius of 267.00 feet, through an angle of 09°56'11", an arc length of 46.30 feet (the initial radial line bears S.31°46'55"W.) to a line parallel with and 33.00 feet Northeasterly, measured at right angles from the centerline of Pierce Street as shown on said La Sierra Gardens, said line also being parallel with and 15.00 feet Southwesterly, measured at right angles from the Southwesterly line of said Lot 24;

Thence N.34°19'24"W. along said parallel line, a distance of 442.45 feet;

Thence Northwesterly, concentric with and 15.00 feet Southwesterly, measured radially from the Southwesterly line of said Lot 24, on a curve concave Northeasterly having a radius of 2967.00 feet, through an angle of 02°40'02", an arc length of 138.11 feet to the Southwesterly prolongation of the Southeasterly line of said Collett Avenue;

Thence N.28°19'07"E. along said line, a distance of 17.34 feet to the point of beginning.

The above described parcel of land contains 0.210 acres, more or less.

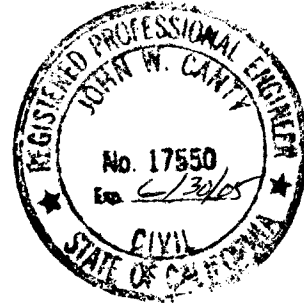
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RESERVING THEREFROM blanket easements for the right to construct, maintain, operate, inspect, replace, renew, remove, repair and enlarge lines of pipe, cables, wires, poles, vaults, manholes, markers, equipment, fixtures, and other convenient and appurtenant structures for the distribution and/or transmission of electric energy, water pipelines, gas lines, storm drains, sanitary sewer, telephone, telegraph, cable television and other communication facilities, as may from time to time be required.

CANTY ENGINEERING GROUP, INC.
Prepared under the supervision of:

John W. Canty
John W. Canty R.C.E. 17550

3/27/03
Date



DESCRIPTION APPROVAL 5/18/03
William R. Price by ---
SURVEYOR, CITY OF RIVERSIDE

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25

AREA 6

REVENA AVENUE
LOT "F"

BANKS

HIDDEN TRACT
M.B. 11/55

WILDOMAR VISTA TRACT
M.B. 13/69



COLLETT AVENUE

COLLETT AVENUE

S'y line Grant/Deed to the County of Riv. rec. May 13, 1963 as inst. no. 49369, O.R. Riv. Co., Ca.

24

E'y line Grant Deed to the County of Riv. rec. Dec. 6, 1956, Book 2008, Page 354, O.R. Riv. Co., Ca.

AREA 3
0.210 Acres

STREET

AREA 4

2

3

BLK. LOT "A" PIERCE STREET

LOT "E" RIVER WALK

LOT "A" PARKWAY

--- CITY OF RIVERSIDE, CALIFORNIA ---

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

W.O. 1104-001

SCALE : 1" = 200'

DRAWN BY : CEG DATE : 3/10/03

SUBJECT : QUITCLAIM DEED -- VC-004-001

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