

When recorded mail to:

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

DOC # 2003-675770

09/02/2003 08:00A Fee:19.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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Project: P03-0390 - VC

A.P.N. Adjoins 141-260-008

DX -

1308



DTT

QUITCLAIM DEED

TRA 009

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 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.

RESERVING THEREFROM AND EXCEPTING in, under, across, upon, over and along the real property described in said Exhibit "A", permanent easements and rights-of-way for, and the right to construct, maintain, operate, inspect, replace, remove, renew, repair, and enlarge lines of pipe, conduits, cables, wires, poles, vaults, manholes, markers, equipment, fixtures and other convenient and appurtenant structures, for the distribution and/or transmission of electric energy, water, gas, storm drains, sanitary sewers, telephone, telegraph, cable television and other communication facilities, as may from time to time to be required.

Dated August 27, 2003

CITY OF RIVERSIDE,
a municipal corporation

By *George A. Carvalho*
City Manager, City of Riverside
George A. Carvalho

Attest *Colleen J. Nicol*
City Clerk, City of Riverside
Colleen J. Nicol

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY *Krista Smith*
Deputy City Attorney

GENERAL ACKNOWLEDGEMENT

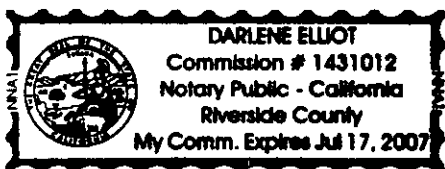
State of California

County of Riverside } ss

On 8/27/2003, before me Darlene Elliot
(date) (name)

a Notary Public in and for said State, personally appeared
George A. Carvalho 3 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.

Darlene Elliot
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"

COLLETT AVENUE
STREET VACATION

All that portion of Collett Avenue as shown on map of Tract 29058, on file in Book 289, Pages 27 through 36, inclusive, of Maps, and being portions of Lot C of Wildomar Vista Tract, on file in Book 13, Page 69 of Maps, Lot B of La Sierra Gardens, on file in Book 11, Pages 42 through 50 of Maps, and Section 15, Township 3 South, Range 6 West, of the Rancho La Sierra, on file in Book 6, Page 70 of Maps, all records of Riverside County, California, lying northwesterly of a line that is parallel with and distant 44.00 feet northwesterly, as measured at right angles, to the following described line:

BEGINNING at the intersection of the centerline of Riverwalk Parkway with the centerline of Collett Avenue as shown by said map of Tract 29058;

THENCE along said centerline of Collett Avenue, South $57^{\circ}57'50''$ West, a distance of 185.02 feet to the beginning of a tangent curve concave southeasterly and having a radius of 2250.00 feet; this course is hereinafter referred to as "Course A";

THENCE southwesterly to the left along said curve through a central angle of $29^{\circ}38'44''$ an arc length of 1164.18 feet to a tangent line;

THENCE along said tangent line, South $28^{\circ}19'06''$ West, a distance of 233.55 feet to an intersection with the centerline of Pierce Street as shown by said map of Tract 29058, and the END of this line description; this course is hereinafter referred to as "Course B"; said intersection in the centerline of Pierce Street being in a curve concave northeasterly, having a radius of 3000.00 feet and from which point the radius bears North $59^{\circ}13'07''$ East;

EXCEPTING THEREFROM that portion of said Collett Avenue lying easterly of a line that is parallel with and distant 70.52 feet southwesterly, as measured at right angles, from said centerline of Riverwalk Parkway;

ALSO EXCEPTING THEREFROM that portion of said Collett Avenue lying easterly of the following described line:

BEGINNING at the most southerly corner of Lot B of said Tract 29058;

THENCE South $10^{\circ}21'41''$ West, along the southerly prolongation of the that certain course in the westerly boundary of said Lot B of Tract 29058, (shown as having a bearing of North $10^{\circ}21'41''$ East, and a distance of 23.02 feet), a distance of 8.12 feet to said line that is parallel with and distant 44.00 feet northwesterly, as measured at right angles, from said Course A and the END of this line description;

ALSO EXCEPTING THEREFROM that portion of Collett Avenue lying westerly of a line that is parallel with and distant 48.00 feet northeasterly, as measured at right angles, to said centerline of Pierce Street;

ALSO EXCEPTING THEREFROM any portion of said Collett Avenue lying within that

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09/02/2003 08:00A
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portion of Lot 7 of said Wildomar Vista Tract, described as follows:

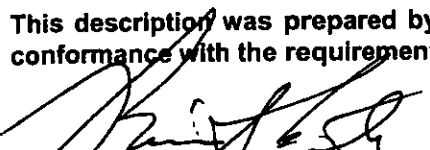
BEGINNING at the intersection of said line that is parallel with and distant 48.00 feet northeasterly, as measured at right angles, to said centerline of Pierce Street with a line that is parallel with and distant 44.00 feet northwesterly, as measured at right angles, from said Course B;

THENCE along a line parallel with said Course B, North 28°19'06" East, a distance of 35.08 feet;

THENCE North 85°26'23" West, a distance of 35.30 feet to a point in said line that is parallel with and distant 48.00 feet northeasterly from the centerline of Pierce Street; said point being in a curve concave to the northeast and having a radius of 2952.00 feet; the radial line to said point bears South 61°31'52" West;

THENCE southeasterly along said curve to the left through a central angle of 0°44'47" an arc length of 38.46 feet to the POINT OF BEGINNING.

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


Brian G. Esgate, R.C.E. No. 21884
License Expires 9-30-2005

Date

4/22/2003



DISCREETION APPROVAL


M. B. R.
REGISTRAR, DEPT. OF REVENUE

58.03



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2883-6757
09/02/2003
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LOT 25

TRACT 29058
M.B. 289/27-36

RIVERWALK PARKWAY
S57°02'07"E

AVENUE
L=1164.18'

WILDOMAR VISTA TRACT
M.B. 13/69

LOT 24

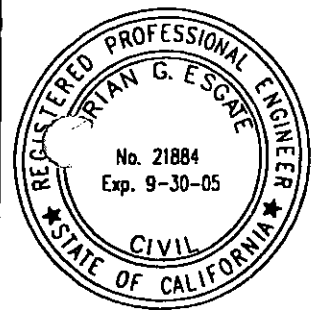
PIERCE STREET

LOT 7

COLLETT



78-4



SDH & Associates Inc.

Civil Engineering - Land Planning
5225 Canyon Crest Drive
Bldg. 300 Suite 357
Riverside, California 92507
TEL: (909) 788-2344

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

PREPARED BY: *[Signature]* R.O.E. NO. 21884

DATE 4/22/2003

PROJECT: COLLETT AVENUE STREET VACATION
SCALE: N.T.S. FAIRFIELD

DX1308A



RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Real Property Services Division
City of Riverside
City of Hall, 3900 Main Street
Riverside, California 92522

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A	R	L				COPY	LONG	REFUND	NCHG	EXAM

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FOR RECORDER'S OFFICE USE ONLY

Project: P 03-0390-VC
A.P.N. Adjoins 141-260-008

DX



QUITCLAIM DEED

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, those certain easements and rights-of-way as reserved in the QUITCLAIM DEED recorded September 2, 2003 as Document No. 2003-675770, Official Records of Riverside County, California, in, under, across, upon, over, and along the real property as described in EXHIBIT A attached hereto and incorporated herein by this reference.

Dated: June 23, 2004, 2004.

CITY OF RIVERSIDE,
a municipal corporation

Thomas P. Evans
Public Utilities Director

By Dieter P. Wirtzfeld
Dieter P. Wirtzfeld
Assistant Director/Water

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

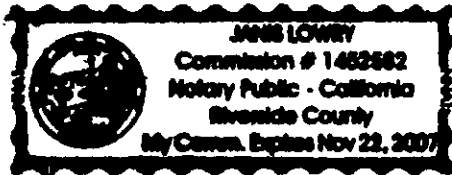
State of CALIFORNIA

County of RIVERSIDE

On June 23, 2004 before me, Janis Lowry, Notary Public

personally appeared Dieter P. Wirtzfeld

personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.

Signature of Janis Lowry, Notary Public

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
CORPORATE OFFICER
PARTNER(S) LIMITED GENERAL
ATTORNEY-IN-FACT
TRUSTEE(S)
GUARDIAN/CONSERVATOR
OTHER:

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT
NUMBER OF PAGES
DATE OF DOCUMENT
SIGNER(S) OTHER THAN NAMED ABOVE

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

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06/24/2004 08:08A
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Exhibit "A"

**COLLETT AVENUE
STREET VACATION**

All that portion of Collett Avenue as shown on map of Tract 29058, on file in Book 289, Pages 27 through 36, inclusive, of Maps, and being portions of Lot C of Wildomar Vista Tract, on file in Book 13, Page 69 of Maps, Lot B of La Sierra Gardens, on file in Book 11, Pages 42 through 50 of Maps, and Section 15, Township 3 South, Range 6 West, of the Rancho La Sierra, on file in Book 6, Page 70 of Maps, all records of Riverside County, California, lying northwesterly of a line that is parallel with and distant 44.00 feet northwesterly, as measured at right angles, to the following described line:

BEGINNING at the intersection of the centerline of Riverwalk Parkway with the centerline of Collett Avenue as shown by said map of Tract 29058;

THENCE along said centerline of Collett Avenue, South 57°57'50" West, a distance of 185.02 feet to the beginning of a tangent curve concave southeasterly and having a radius of 2250.00 feet; this course is hereinafter referred to as "Course A";

THENCE southwesterly to the left along said curve through a central angle of 29°38'44" an arc length of 1164.18 feet to a tangent line;

THENCE along said tangent line, South 28°19'06" West, a distance of 233.55 feet to an intersection with the centerline of Pierce Street as shown by said map of Tract 29058, and the END of this line description; this course is hereinafter referred to as "Course B"; said intersection in the centerline of Pierce Street being in a curve concave northeasterly, having a radius of 3000.00 feet and from which point the radius bears North 59°13'07" East;

EXCEPTING THEREFROM that portion of said Collett Avenue lying easterly of a line that is parallel with and distant 70.52 feet southwesterly, as measured at right angles, from said centerline of Riverwalk Parkway;

ALSO EXCEPTING THEREFROM that portion of said Collett Avenue lying easterly of the following described line:

BEGINNING at the most southerly corner of Lot B of said Tract 29058;

THENCE South 10°21'41" West, along the southerly prolongation of the that certain course in the westerly boundary of said Lot B of Tract 29058, (shown as having a bearing of North 10°21'41" East, and a distance of 23.02 feet), a distance of 8.12 feet to said line that is parallel with and distant 44.00 feet northwesterly, as measured at right angles, from said Course A and the END of this line description;

ALSO EXCEPTING THEREFROM that portion of Collett Avenue lying westerly of a line that is parallel with and distant 48.00 feet northeasterly, as measured at right angles, to said centerline of Pierce Street;

ALSO EXCEPTING THEREFROM any portion of said Collett Avenue lying within that

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3 of 6



portion of Lot 7 of said Wildomar Vista Tract, described as follows:


BEGINNING at the intersection of said line that is parallel with and distant 48.00 feet northeasterly, as measured at right angles, to said centerline of Pierce Street with a line that is parallel with and distant 44.00 feet northwesterly, as measured at right angles, from said Course B;

THENCE along a line parallel with said Course B, North 28°19'06" East, a distance of 35.08 feet;


THENCE North 85°26'23" West, a distance of 35.30 feet to a point in said line that is parallel with and distant 48.00 feet northeasterly from the centerline of Pierce Street; said point being in a curve concave to the northeast and having a radius of 2952.00 feet; the radial line to said point bears South 61°31'52" West;

THENCE southeasterly along said curve to the left through a central angle of 0°44'47" an arc length of 38.46 feet to the POINT OF BEGINNING.

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

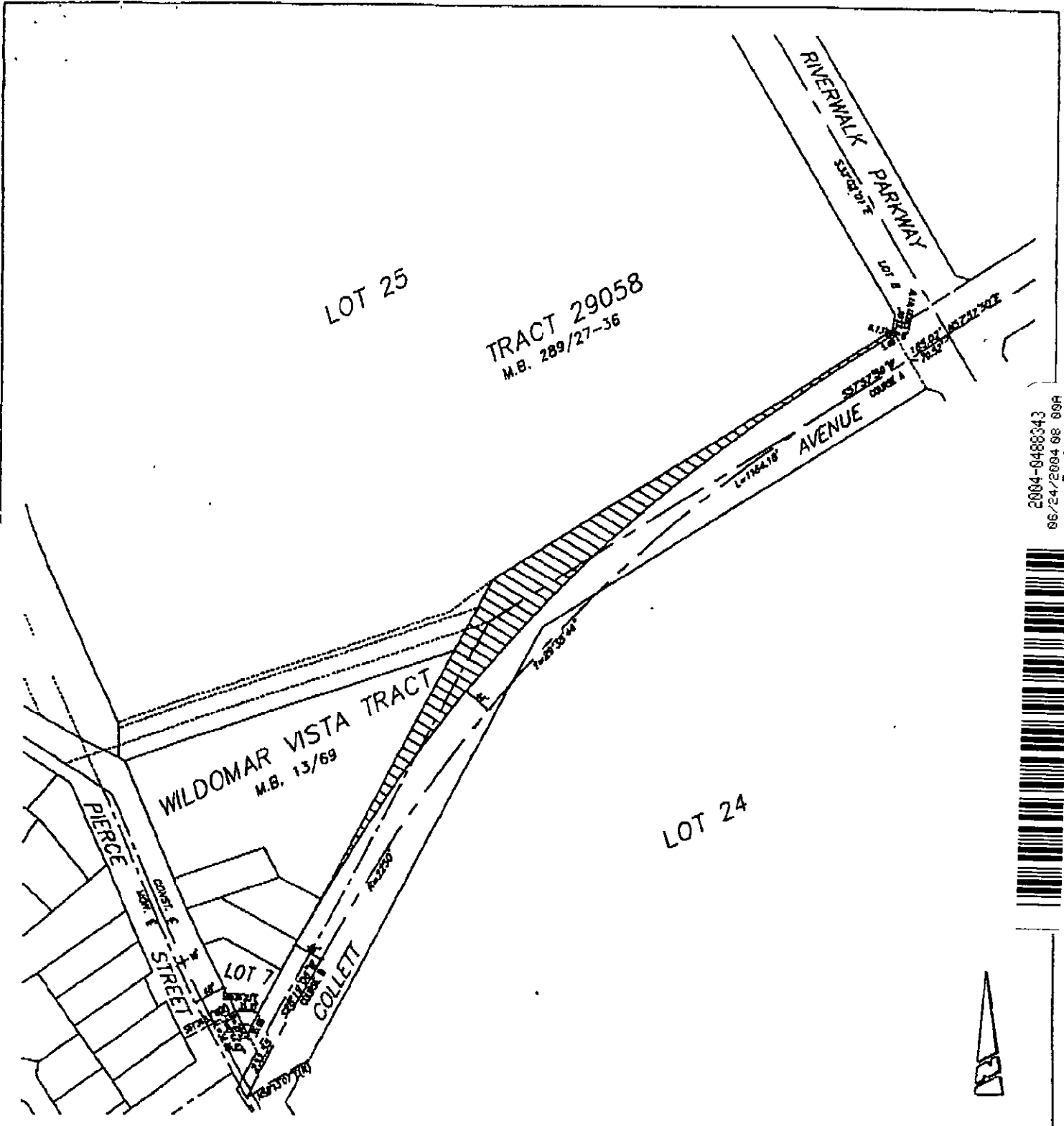

Brian G. Esgate, R.C.E. No. 21884 Date 4/22/2003
License Expires 9-30-2005



DESCRIPTION APPROVAL
 5.8.03
SUPERVISOR, CITY OF RIVERSIDE

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06/24/2004 08:09
5 of 6



SDH & Associates Inc.

Civil Engineering - Land Planning

5225 Canyon Crest Drive
Bldg. 300 Suite 357
Riverside, California 92507
TEL: (909) 788-2344

PREPARED BY: *[Signature]* R.C.E. NO. 21884

DATE 4/22/2003

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

PROJECT: COLLETT AVENUE STREET VACATION
SCALE: N.T.S. FAIRFIELD



GARY L. ORSO
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(909) 486-7000

<http://riverside.asrclkrec.com>

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Janis Lowry

Commission #: 1452582

Place of Execution: RIVERSIDE, CA

Date Commission Expires: 11-22-07

Date: 6/24/04

Signature: M J Daly

Print Name: M J DALY

