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DOC # 2005-1017673
12/09/2005 08:00A Fee:36.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

When recorded mail to:

SURVEYOR, City of Riverside
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522



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FOR RECORDER'S OFFICE USE ONLY

Project: Arlington Library
APN: 274-120-011
Address: 17800 Van Buren Blvd.

TRA 009

DX - 1383

no transfer tax consideration
less than \$100,00

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 **HASSEN ROOSTAI**, an unmarried man, the real property located in the City of Riverside, County of Riverside, State of California that 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 November 28, 20 05

CITY OF RIVERSIDE,
a municipal corporation

By

Michael J. Beck
(print name)

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY
Deputy City Manager

Title Assistant City Manager

Attest
Colleen J. Nicol
City Clerk

Attest _____

(print name)
Title _____

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On November 28, 2005, before me Lorena Verdusco, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared

Michael J. Beck 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.

Lorena Verdusco
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"

All that real property located in the County of Riverside, State of California, described as follows:

That portion of Lot 14 of Woodcrest Acres No. 3, as shown by map on file in Book 14 of Maps, at Pages 67 and 68 thereof, Records of Riverside County, California, more particularly described as follows:

Beginning at the most southerly corner of said Lot 14;

Thence North 58°47'00" West, along the southwesterly line of said Lot 14, a distance of 111.70 feet to the southwest corner of said Lot 14;

Thence North 00°03'30" East, along the westerly line of said Lot 14, a distance of 179.49 feet to a point thereon;

Thence South 35°53'00" East, a distance of 246.22 feet to a point on the southeasterly line of said Lot 14;

Thence South 52°16'30" West, along said southeasterly line, a distance of 61.92 feet to the **Point of Beginning**;

The preceding four courses being along the boundary of that certain parcel of land conveyed to the County of Riverside by deed recorded March 22, 1966, as Instrument No. 30106 of Official Records of said Riverside County;

RESERVING THEREFROM a permanent easement and right-of-way for public street and utility purposes within that portion of said Lot 14, described as follows:

Beginning at the most southerly corner of said Lot 14; said corner being on the northwesterly right-of-way line of Van Buren Boulevard (formerly known as Wood Road) as shown on said map;

Thence North 58°47'00" West, along the southwesterly line of said Lot 14, a distance of 27.86 feet to a point in a line that is parallel with and distant 26.00 feet northwesterly, as measured at right angles, to said northwesterly right-of-way line of Van Buren Boulevard;

Thence North 52°16'30" East, along said parallel line, a distance of 72.77 feet to a point of intersection with the northeasterly line of said parcel of land conveyed to the County of Riverside by document recorded March 22, 1966;

Thence South 35°53'00" East, along said northeasterly line, a distance of 26.01 feet to a point of intersection with said northwesterly right-of-way line of Van Buren Boulevard;

Thence South 52°16'30" West, along said northwesterly right-of-way line, a distance of 61.92 feet to the **Point of Beginning**.

Assessor's Parcel No. 274-120-011

By: *[Signature]*

Date: 9-22-05

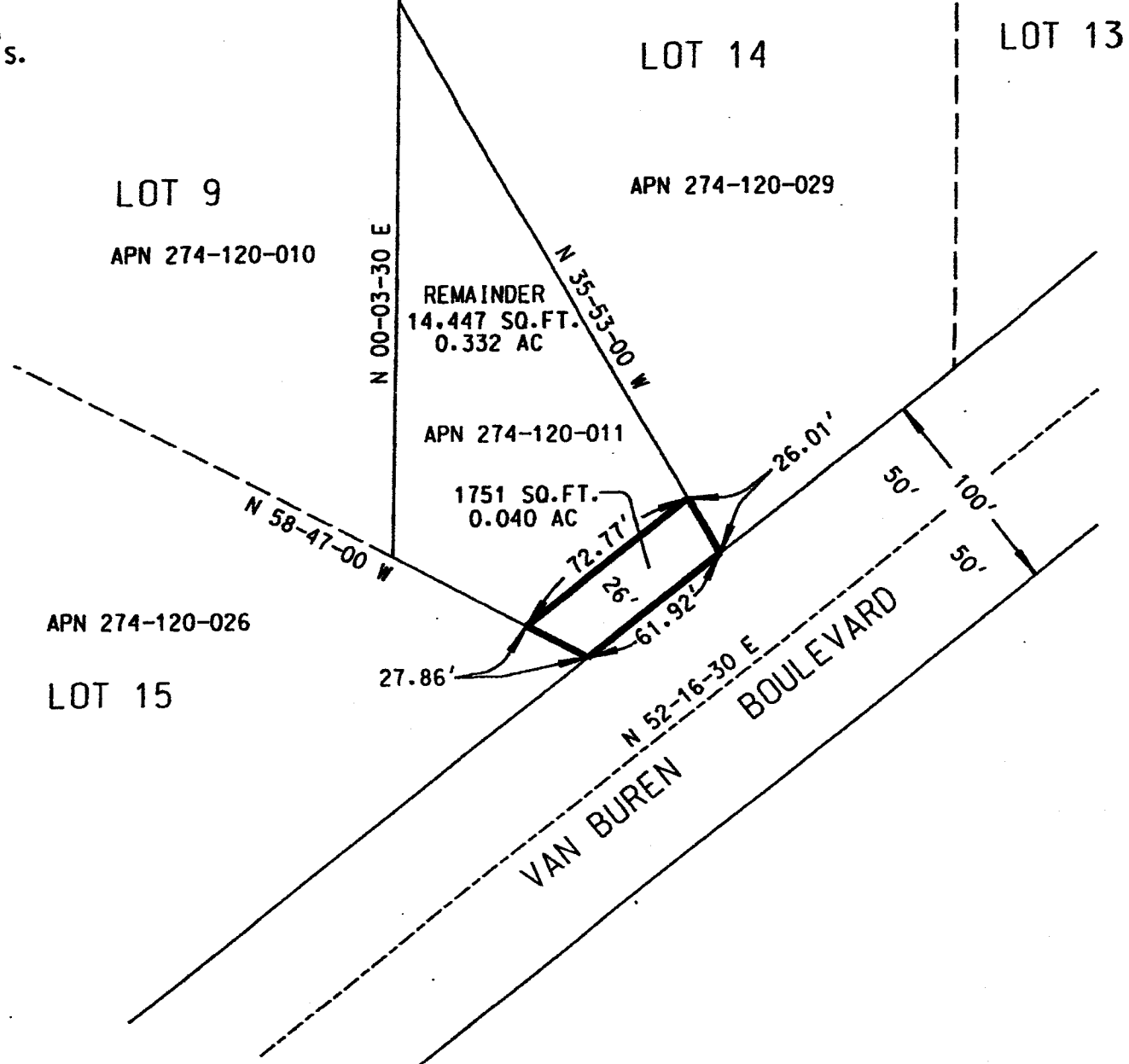
DESCRIPTION APPROVAL:

[Signature] 9/22/05

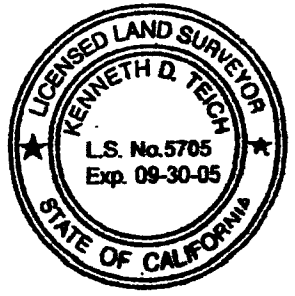


SECTION 25
T. 3S., R. 5W., SBM

MB 14/67-68



BEARINGS AND DISTANCES FOR CENTERLINE
OF VAN BUREN AND LOT LINES ARE RECORD
PER MB 14/67-68



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO. : N/A
PROJECT: ADDITIONAL R/W VAN BUREN	PREPARED BY: DDD
THIS PLAN IS AN AID IN LOCATING THE PARCELS DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTOR.	SCALE: N.T.S.
APPROVED BY: <i>[Signature]</i> DATE: 3-7-05	DATE: FEBRUARY, 2005
	W.O. NO.: N/A
	SHEET 1 OF 1 SHEET