

When recorded mail to:

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

DOC # 2006-0257695
04/11/2006 08:00A Fee:19.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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Project: Parcel Map 33808
S'ly terminus of Box Springs Blvd.
@ Eastridge Ave.
A.P.N. 263-070-056

DX - 1409

(20)

C
AK

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 **53 EASTRIDGE PARTNERSHIP L.P., a California limited partnership**, 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 30, 2006

CITY OF RIVERSIDE,
a municipal corporation

By

Attest

Michael J. Beck
(print name)

Colleen J. Nicol
(print name)

Title Assistant City Manager

Title City Clerk

APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY

GENERAL ACKNOWLEDGEMENT

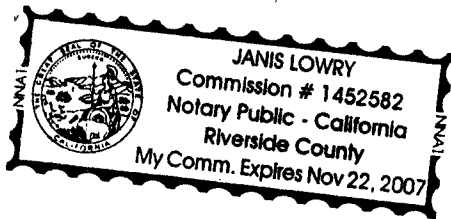
State of California

County of Riverside } ss

On March 30, 2006, before me Janis Lowry
(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.

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:

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A":

THAT PORTION OF PARCEL 2 AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 3 OF PARCEL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS THAT PORTION OF THAT CERTAIN PARCEL DESCRIBED IN THE BOX SPRINGS BLVD. RIGHT-OF-WAY DEDICATION RECORDED AUGUST 22, 2003 AS DOCUMENT NO. 2003-645411 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER, DESCRIBED AS FOLLOWS;

COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL 2; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, NORTH 89°34'57" EAST, A DISTANCE OF 416.45 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN SAID BOX SPRINGS BLVD. RIGHT-OF-WAY DEDICATION, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL DESCRIBED IN SAID BOX SPRINGS BLVD. RIGHT-OF-WAY DEDICATION;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SAID PARCEL DESCRIBED IN SAID BOX SPRINGS BLVD. RIGHT-OF-WAY DEDICATION, NORTH 16°45'22" WEST, A DISTANCE OF 24.13 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WESTERLY LINE OF SAID PARCEL DESCRIBED IN SAID BOX SPRINGS BLVD. RIGHT-OF-WAY DEDICATION, NORTH 16°45'22" WEST, A DISTANCE OF 83.77 FEET TO THE MOST NORTHERLY LINE OF SAID PARCEL DESCRIBED IN SAID BOX SPRINGS BLVD. RIGHT-OF-WAY DEDICATION; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF SAID PARCEL DESCRIBED IN SAID BOX SPRINGS BLVD. RIGHT-OF-WAY DEDICATION NORTH 73°13'52" EAST, 30.25 FEET TO A POINT ON A NON-TANGENT 52.24 FEET RADIUS CURVE, CONCAVE WESTERLY, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 83°02'29" EAST; THENCE SOUTHERLY ALONG SAID NON-TANGENT 52.24 FEET RADIUS CURVE THROUGH A CENTRAL ANGLE OF 14°35'06", AN ARC LENGTH OF 13.30 FEET; THENCE LEAVING SAID NON-TANGENT 52.24 FEET RADIUS CURVE, SOUTH 07°37'35" WEST, A DISTANCE OF 50.87 FEET TO THE BEGINNING OF A TANGENT 60.00 FEET RADIUS CURVE, CONCAVE EASTERLY; THENCE SOUTHERLY ALONG SAID TANGENT 60.00 FEET RADIUS CURVE THROUGH A CENTRAL ANGLE OF 24°22'57", AN ARC LENGTH OF 25.53 FEET TO THE TRUE POINT OF BEGINNING, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 73°14'38" EAST;

CONTAINING 204 SQUARE FEET MORE OR LESS.

PARCEL "B":

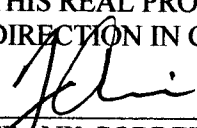
THAT PORTION OF PARCEL 2 AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 3 OF PARCEL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS THAT PORTION OF THAT CERTAIN PARCEL DESCRIBED IN THE BOX SPRINGS BLVD. RIGHT-OF-WAY DEDICATION RECORDED AUGUST 22, 2003 AS DOCUMENT NO. 2003-645411 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER, DESCRIBED AS FOLLOWS;

COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL 2; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, NORTH 89°34'57" EAST, A DISTANCE OF 416.45 TO A POINT ON THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN SAID BOX SPRING BLVD. RIGHT-OF-WAY DEDICATION, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL DESCRIBED IN SAID BOX SPRINGS BLVD. RIGHT-OF-WAY DEDICATION, AND ALSO THE **TRUE POINT OF BEGINNING**;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SAID PARCEL DESCRIBED IN SAID BOX SPRINGS BLVD. RIGHT-OF-WAY DEDICATION, NORTH 16°45'22" WEST, A DISTANCE OF 24.13 FEET TO A POINT OF CUSP WITH A TANGENT 60.00 FEET RADIUS CURVE, CONCAVE EASTERLY, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 73°14'38" EAST; THENCE SOUTHERLY ALONG SAID TANGENT 60.00 FEET RADIUS CURVE THROUGH A CENTRAL ANGLE OF 25°31'19", AN ARC LENGTH OF 26.73 FEET TO A POINT ON SAID SOUTHERLY LINE OF SAID PARCEL 2, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN SAID BOX SPRINGS BLVD. RIGHT-OF-WAY DEDICATION, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 47°43'19" EAST; THENCE LEAVING SAID TANGENT 60.00 FEET RADIUS CURVE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID PARCEL 2 AND SAID SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN SAID BOX SPRINGS BLVD. RIGHT-OF-WAY DEDICATION, SOUTH 89°34'57" WEST, A DISTANCE OF 6.10 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 57 SQUARE FEET MORE OR LESS.

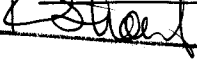
THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.


FRANK CORREIA, L.S. 6927
LICENSE EXP. 09-30-07

3-17-06
DATE



DESCRIPTION APPROVAL:

BY:  03/21/2006
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

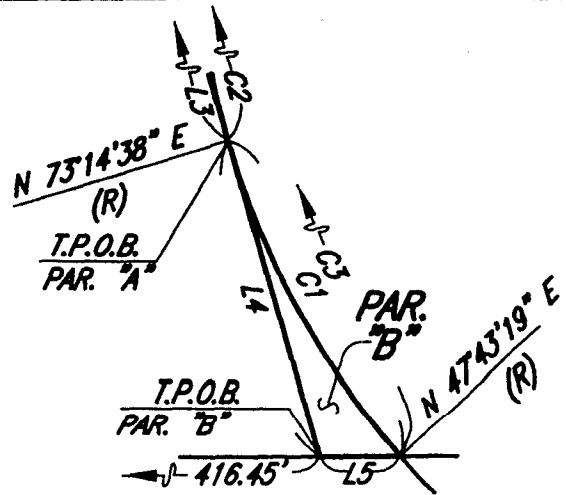
DX1409

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TAN.
C1	25°31'19"	60.00'	26.73'	13.59'
C2	24°22'57"	60.00'	25.53'	12.96'
C3	49°54'16"	60.00'	52.26'	27.92'
C4	14°35'06"	52.24'	13.30'	6.69'
C5	10°50'55"	300.00'	56.80'	28.80'
C6	06°50'04"	3560.99'	424.77'	212.64'
C7	00°08'22"	3604.99'	8.77'	4.39'
C8	09°40'15"	52.24'	8.82'	4.42'

LINE DATA

NO.	DIRECTION	DISTANCE
L1	N 73°13'52" E	30.25'
L2	N 16°45'22" W	170.90'
L3	N 16°45'22" W	83.77'
L4	N 16°45'22" W	24.13'
L5	N 89°34'57" E	6.10'
L6	N 07°37'35" E	50.87'
L7	N 00°25'40" W	67.00'
LB	N 11°16'35" W	292.08'
L9	N 73°13'52" E	0.75'
L10	N 73°13'52" E	31.00'



DETAIL "A"

N.T.S.

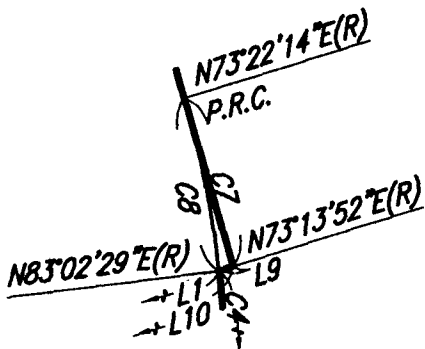
EASTRIDGE AVE.

N 89°34'20" E 313.99'
(BASIS OF BEARING)

FD. 1" I.P., NO TAG, FLUSH, ACCEPTED AS A POINT OF THE C.L. OF EASTRIDGE AVE.

FD. 2.5" BRASS DISK, STAMPED C.L. EASTRIDGE AND BOX SPRINGS, FLUSH

SEE DETAIL "B"



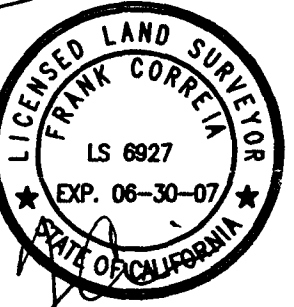
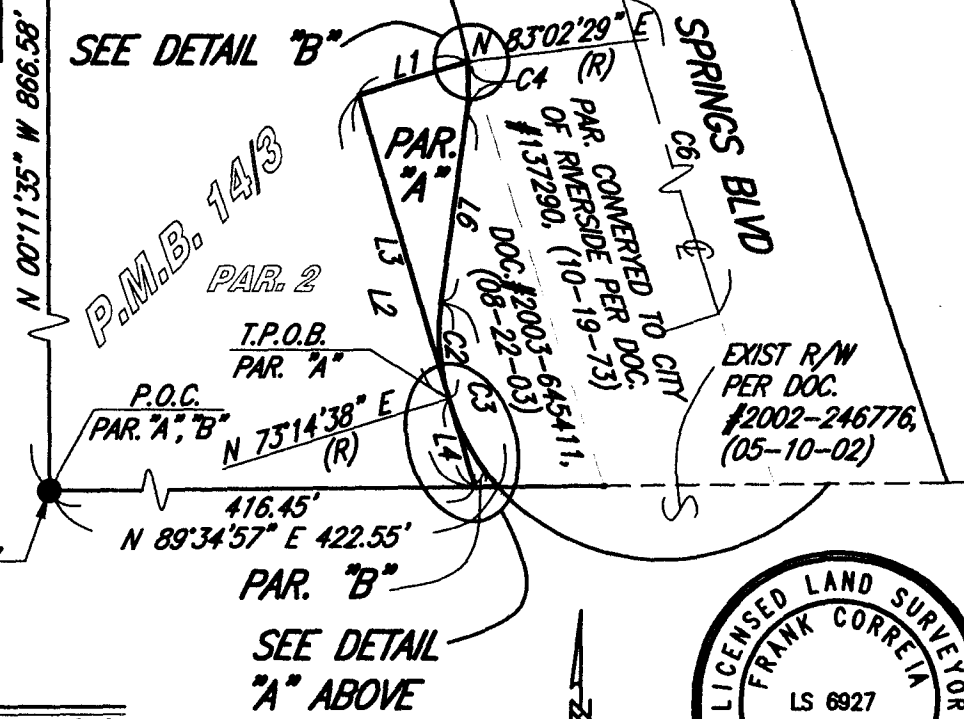
DETAIL "A"

N.T.S.

FD. 1" I.P., NO TAG, DN. 10", SW'LY CORNER OF PAR. 2 PER PARCEL MAP, PMB 14/3

PREPARED BY:

ARMSTRONG & BROOKS CONSULTING ENG.
1530 CONSUMER CIRCLE, UNIT B
CORONA, CA. 92880
PH. (951) 372-8400 FAX (951) 372-8430



Scale 1" = 50'

• 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	73.4
SCALE: 1"=50'	DRAWN BY: DE DATE: 02-07-06	SUBJECT: QUITCLAIM DEED - PM 33808	

DX1409