

DOC # 2009-0201549

04/24/2009 08:00A Fee:NC

Page 1 of 9

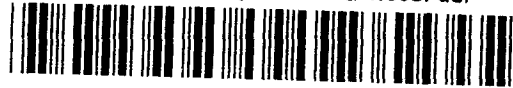
Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

When recorded mail to:

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



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NCHGCC									006

Project: Walgreens  
APN: 155-290-032  
Address: Arlington Ave @  
Van Buren Blvd

DX - 1497



**NOTE TO COUNTY RECORDER:  
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED**

**QUITCLAIM**

The CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to NEWSOME HOMES, INC., a California corporation, those certain easements located in the City of Riverside, County of Riverside, State of California as described in EXHIBIT A attached hereto and incorporated herein by this reference.

Dated March 24, 2009

CITY OF RIVERSIDE,  
a municipal corporation

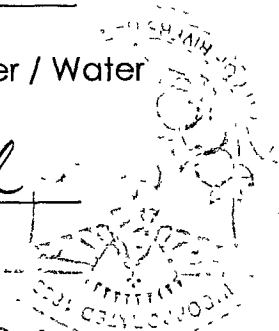
APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

David H. Wright  
Public Utilities General Manager

BY:   
Deputy City Attorney

By:   
Kevin Milligan  
Assistant General Manager / Water

Attest   
City Clerk



ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On 3/24/2009, before me IRENE MARTINEZ, A NOTARY PUBLIC personally appeared KEVIN MILLIGAN who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

  
Notary Signature



2009-0201549  
04/24/2009 08 00A  
2 of 9

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Riverside }

On 4/13/2009 before me, Hannah Dustin, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Colleen J. Nicol  
Name(s) of Signer(s)



Expires: August 28, 2011

# 1764516

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ <sup>are</sup> subscribed to the within instrument and acknowledged to me that he ~~she~~ <sup>she</sup> / they executed the same in his ~~her~~ <sup>her</sup> / their authorized capacity(ies), and that by his ~~her~~ <sup>her</sup> / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Hannah Dustin  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document \_\_\_\_\_

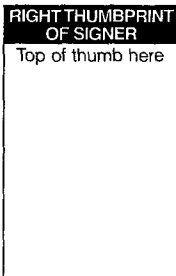
Document Date: \_\_\_\_\_ Number of Pages \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

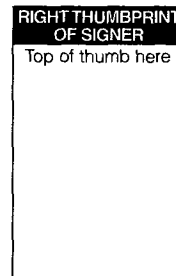
- Individual
- Corporate Officer — Title(s) \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other \_\_\_\_\_



Signer Is Representing \_\_\_\_\_

Signer's Name \_\_\_\_\_

- Individual
- Corporate Officer — Title(s) \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other \_\_\_\_\_



Signer Is Representing \_\_\_\_\_



DX1497

**EXHIBIT "A"**  
**EASEMENT QUITCLAIM**

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THOSE CERTAIN EASEMENTS DESCRIBED BELOW LYING WITHIN THE PARCELS OF LAND DESCRIBED AS FOLLOWS:

**PARCEL 1**

THAT PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP OF RANCHO LA SIERRA, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 32° 28' WEST 383.31 FEET, TO THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO M.B. HOWARD ET UX BY DEED RECORDED JUNE 15, 1946 AS INSTRUMENT NO. 2359 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR THE **TRUE POINT OF BEGINNING**; THENCE NORTH 32° 28' WEST 243.05 FEET; THENCE SOUTH 89° 42' 30" EAST 278.87 FEET, TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO V.G. VIAL BY DEED RECORDED JULY 27, 1955 AS INSTRUMENT NO. 49044 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH, ALONG SAID EASTERLY LINE, 204.40 FEET, TO THE NORTHERLY LINE OF SAID PARCEL CONVEYED TO M.B. HOWARD ET UX; THENCE WESTERLY, ALONG SAID NORTHERLY LINE, 147.35 FEET, TO THE **TRUE POINT OF BEGINNING**.

EXCEPTING THAT PORTION DEEDED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, STATE OF CALIFORNIA, RECORDED OCTOBER 27, 2008, AS INSTRUMENT NO. 2008-0571471 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCEL 2**

THAT PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP OF RANCHO LA SIERRA, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 32° 28' WEST 73.94 FEET, TO THE INTERSECTION WITH THE WESTERLY LINE OF VAN BUREN BOULEVARD FOR THE **TRUE POINT OF BEGINNING**; THENCE NORTH 32° 28' WEST 309.37 FEET; THENCE SOUTH 89° 42' 30" EAST 167.35 FEET, TO THE WESTERLY LINE OF VAN BUREN BOULEVARD; THENCE SOUTH 0° 17' 30" WEST, ALONG THE WESTERLY LINE OF VAN BUREN BOULEVARD, 260.2 FEET, TO THE **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM THE EASTERLY 20 FEET CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED AUGUST 25, 1955 AS INSTRUMENT NO. 55324 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THAT PORTION DEEDED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, STATE OF CALIFORNIA, RECORDED OCTOBER 27, 2008, AS INSTRUMENT NO. 2008-0571475 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA.



**PARCEL 3**

THAT PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP OF RANCHO LA SIERRA, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE ALONG THE CENTERLINE OF ARLINGTON AVENUE, NORTH 89° 40' WEST 20 FEET; THENCE NORTH 83° 10' WEST 70.13 FEET; THENCE NORTH 0° 18' EAST 30.2 FEET, TO THE NORTH LINE OF ARLINGTON AVENUE, FOR THE **TRUE POINT OF BEGINNING**; THENCE NORTH 0° 17' 30" EAST 100 FEET; THENCE SOUTH 32° 27' 35" EAST 92.5 FEET, TO A POINT ON THE WESTERLY LINE OF VAN BUREN BOULEVARD; THENCE SOUTH, ON THE WESTERLY LINE OF VAN BUREN BOULEVARD, TO THE NORTHWESTERLY CORNER OF THE INTERSECTION OF ARLINGTON AVENUE AND VAN BUREN BOULEVARD; THENCE WESTERLY, ON THE NORTHERLY LINE OF ARLINGTON AVENUE (60 FEET WIDE), 50 FEET TO THE **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM THAT PORTION OF SAID SECTION 36, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE 89° 40' WEST, ALONG THE CENTERLINE OF ARLINGTON AVENUE, 20 FEET; THENCE NORTH 83° 10' WEST 70.13 FEET; THENCE NORTH 0° 18' EAST 30.2 FEET, TO A POINT ON THE NORTHERLY LINE OF ARLINGTON AVENUE (60 FEET WIDE) FOR THE **TRUE POINT OF BEGINNING**; THENCE NORTH 0° 18' EAST, PARALLEL WITH THE WEST LINE OF BOULEVARD, 25.16 FEET; THENCE SOUTH 83° 10' EAST, PARALLEL WITH THE NORTH LINE OF ARLINGTON AVENUE, 29.86 FEET; THENCE NORTH 0° 18' EAST, PARALLEL WITH THE WEST LINE OF VAN BUREN BOULEVARD, 33.31 FEET, TO A POINT OF THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO V. G. VIAL BY DEED RECORDED OCTOBER 10, 1927 IN BOOK 736, PAGE 281 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 32° 28' EAST, ALONG SAID SOUTHWESTERLY LINE, 36.97 FEET, TO A POINT ON THE WESTERLY LINE OF VAN BUREN BOULEVARD; THENCE SOUTH 0° 18' WEST, ALONG SAID WESTERLY LINE, 29.67 FEET, TO A POINT ON THE NORTHERLY LINE OF ARLINGTON AVENUE; THENCE NORTH 83° 10' WEST, ALONG SAID NORTHERLY LINE, 50 FEET TO THE **TRUE POINT OF BEGINNING**.

EXCEPT THAT PORTION DEEDED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, STATE OF CALIFORNIA, RECORDED OCTOBER 27, 2008, AS INSTRUMENT NO. 2008-0571469 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THAT PORTION DEEDED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, STATE OF CALIFORNIA, RECORDED OCTOBER 27, 2008, AS INSTRUMENT NO. 2008-0571474 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCEL 4**

THAT POINT OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP OF RANCHO LA SIERRA, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 6,



PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE ALONG THE CENTERLINE OF ARLINGTON AVENUE, NORTH 89° 40' WEST 20 FEET; THENCE NORTH 83° 10' WEST, 70.13 FEET; THENCE NORTH 0° 18' EAST 30.2 FEET, TO A POINT ON THE NORTH LINE OF ARLINGTON AVENUE (60 FEET WIDE) FOR THE **TRUE POINT OF BEGINNING**; THENCE NORTH 0° 17' 30" EAST, PARALLEL WITH THE WEST LINE OF VAN BUREN BOULEVARD, 64.15 FEET; THENCE NORTH 32° 27' 30" WEST 60.49 FEET; THENCE SOUTH 6° 50' WEST 110.55 FEET, TO A POINT ON THE NORTH LINE OF ARLINGTON AVENUE, 60 FEET WIDE; THENCE SOUTH 83° 10' EAST, ALONG THE NORTH LINE OF ARLINGTON AVENUE, 45.61 FEET, TO THE **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 30, 1954 IN BOOK 1570, PAGE 440 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT SAID SOUTHEAST CORNER OF SECTION 36; THENCE NORTH 89° 40' WEST, ALONG THE CENTERLINE OF ARLINGTON AVENUE, 20 FEET; THENCE NORTH 83° 10' EAST, 70.13 FEET; THENCE NORTH 0° 18' EAST 30.2 FEET, TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 0° 18' EAST, PARALLEL WITH THE WEST LINE OF PEDLEY ROAD, 25.16 FEET; THENCE NORTH 83° 10' WEST, PARALLEL WITH THE NORTH LINE OF ARLINGTON AVENUE, 42.75 FEET; THENCE SOUTH 6° 50' WEST 25 FEET, TO A POINT ON THE NORTH LINE OF ARLINGTON AVENUE; THENCE ALONG SAID NORTHERLY LINE, 45.61 FEET, TO THE **TRUE POINT OF BEGINNING**.

ALSO EXCEPTING THAT PORTION DEEDED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, STATE OF CALIFORNIA, RECORDED OCTOBER 27, 2008, AS INSTRUMENT NO. 2008-0571469 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THAT PORTION DEEDED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, STATE OF CALIFORNIA, RECORDED OCTOBER 27, 2008, AS INSTRUMENT NO. 2008-0571474 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



THE FOLLOWING EASEMENTS WITHIN PARCELS 1, 2, 3, AND 4 ABOVE ARE TO BE QUITCLAIMED:

THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO CITIZENS DOMESTIC WATER COMPANY BY DEED RECORDED MARCH 18, 1926, IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

AND:

THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO TWIN BUTTES WATER COMPANY BY DEED RECORDED AUGUST 11, 1919, IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

AND:

THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO ARLINGTON MUTUAL WATER COMPANY BY DEED RECORDED FEBRUARY 13, 1925, IN BOOK 629, PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

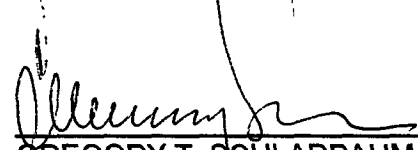
AND:

THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO ANZA MUTUAL WATER COMPANY BY DEED RECORDED SEPTEMBER 23, 1954, IN BOOK 1633, PAGE 327 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

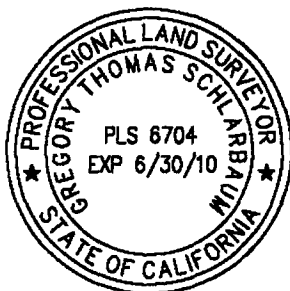
EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO ALL COVENANTS, CONDITIONS, RIGHTS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD IF ANY.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY SUPERVISION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

  
\_\_\_\_\_  
GREGORY T. SCHLARBAUM P.L.S. 6704  
REGISTRATION EXPIRES 6/30/10

1/30/09  
\_\_\_\_\_  
DATE



DESCRIPTION APPROVAL

BY: 

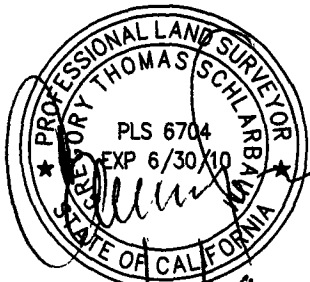
02-06-09  
\_\_\_\_\_  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR



# EXHIBIT "B"

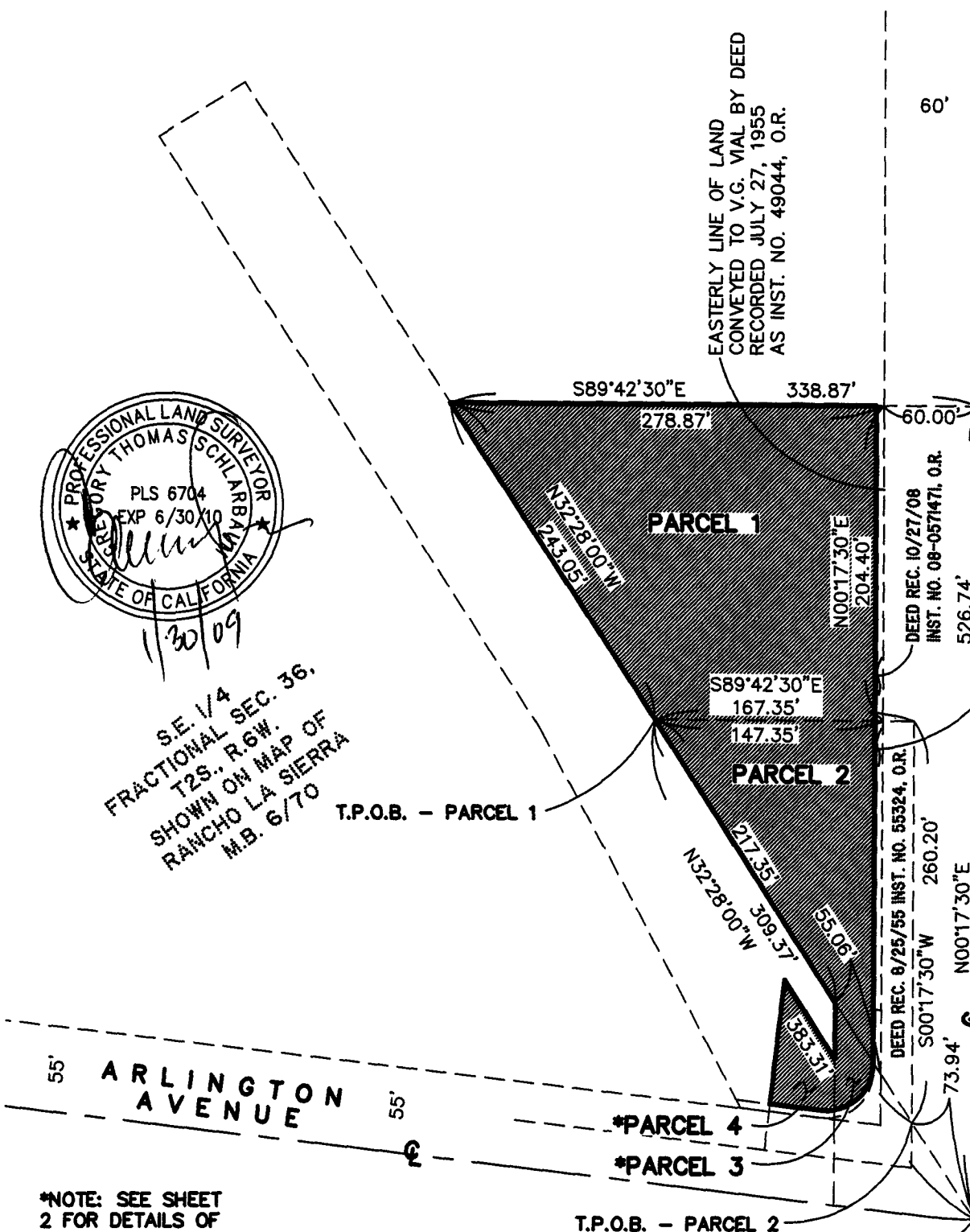
PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"



S.E. 1/4  
FRACTIONAL SEC. 36,  
T2S., R.6W.  
SHOWN ON MAP OF  
RANCHO LA SIERRA  
M.B. 6/70

T.P.O.B. - PARCEL 1

EASTERLY LINE OF LAND  
CONVEYED TO V.G. VIAL BY DEED  
RECORDED JULY 27, 1955  
AS INST. NO. 49044, O.R.



60'

DEED REC. 10/27/08  
INST. NO. 08-0571471, O.R.  
526.74'

DEED REC. 10/27/08  
INST. NO. 08-0571475, O.R.

DEED REC. 8/25/55 INST. NO. 55324, O.R.  
S00°17'30"W 260.20'

N00°17'30"E  
73.94'

VAN BUREN BLVD.



SCALE: 1"=100'

SHEET 1 OF 2

\*NOTE: SEE SHEET  
2 FOR DETAILS OF  
PARCELS 3 AND 4

T.P.O.B. - PARCEL 2  
P.O.C. - PARCEL 1 AND 2  
S.E. COR. FRACTIONAL SEC. 36

EXHIBIT "B"  
EASEMENT QUITCLAIM  
CITY OF RIVERSIDE, CALIFORNIA

**DRRC**  
Development Resource Consultants, Inc.  
Civil Engineering/Land Surveying/Land Planning

160 N. Riverview Drive, Ste. 100  
Anaheim Hills, California 92808  
(714) 685-6860



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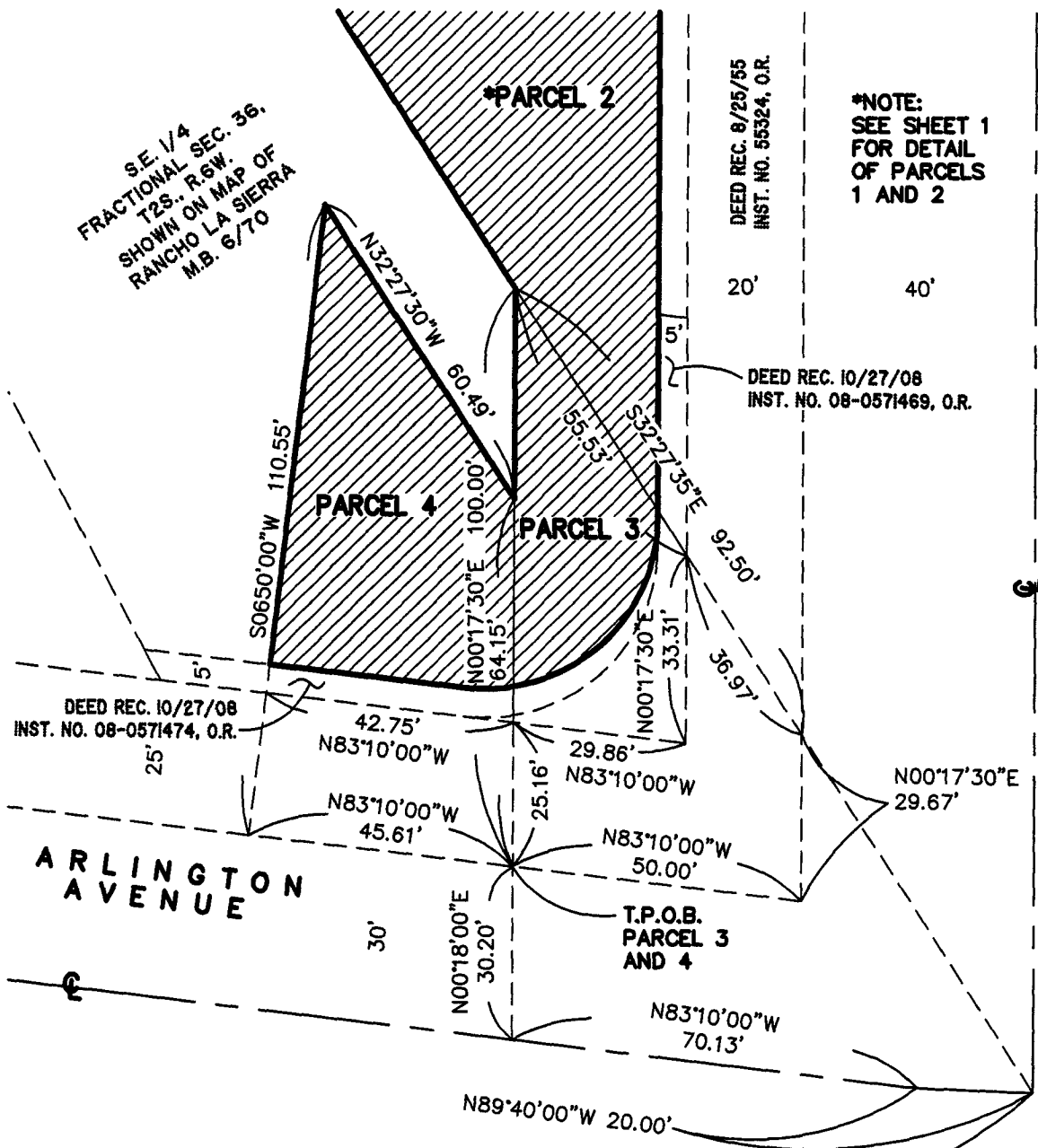
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# EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"



SE. 1/4  
FRACTIONAL SEC. 36,  
T2S., R.5W.  
SHOWN ON MAP OF  
RANCHO LA SIERRA  
M.B. 6/70

\*NOTE:  
SEE SHEET 1  
FOR DETAIL  
OF PARCELS  
1 AND 2

VAN BUREN BLVD.

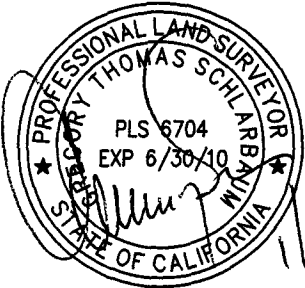
DEED REC. 10/27/08  
INST. NO. 08-0571474, O.R.

DEED REC. 10/27/08  
INST. NO. 08-0571469, O.R.

ARLINGTON  
AVENUE

T.P.O.B.  
PARCEL 3  
AND 4

P.O.C. - PARCEL 3 AND 4  
S.E. COR. FRACTIONAL SEC. 36



SCALE: 1"=30'

SHEET 2 OF 2

50/4+6

EXHIBIT "B"  
EASEMENT QUITCLAIM  
CITY OF RIVERSIDE, CALIFORNIA



Development Resource Consultants, Inc.  
Civil Engineering/Land Surveying/Land Planning

160 N. Rrview Drive, Ste. 100  
Anaheim Hills, California 92808  
(714) 685-6860



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