

When recorded mail to:

Concepcion Montoya Garcia  
10211 Selkirk Avenue  
Riverside, CA 92503

FOR RECORDER'S OFFICE USE ONLY

Project: California Avenue Extension  
Surplus Non-Assessed Property - Between  
A.P.N's. 145-102-010 & 145-023-029

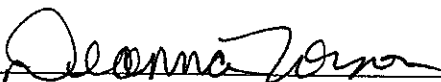
**DX - 1707**

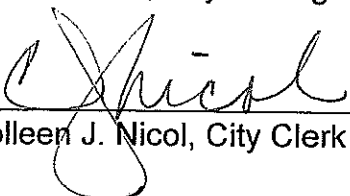
QUITCLAIM DEED

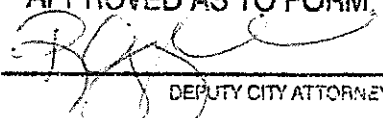
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a California charter city and municipal corporation, does hereby remise, release, and forever quitclaim to **CONCEPCION MONTOYA GARCIA, a married woman as her sole and separate property**, the real property located 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 November 6, 2014

CITY OF RIVERSIDE,  
a California charter city and municipal corporation

By   
Deanna Lorson, Assistant City Manager for  
Scott C. Barber, City Manager

Attest   
Colleen J. Nicol, City Clerk

APPROVED AS TO FORM  
  
DEPUTY CITY ATTORNEY

State of California

County of Riverside } ss

On November 6, 2014, before me, Lorena Verdusco, Notary Public,

notary public, personally appeared, Deanna Lorson and Colleen J. Nicol

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.

Lorena Verdusco  
Notary Signature



EXHIBIT "A"

POR. A.P.N. 145-102-010  
Public Street Easement

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 7 in Block 46 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of said Riverside County, described as follows:

BEGINNING at the southeast corner of said Lot 7;

THENCE South  $87^{\circ}03'39''$  West, along the southerly line of said Lot 7, a distance of 74.98 feet to the southeasterly corner of that certain parcel of land described in deed to Donald Ray Slaten, et ux., by document recorded September 28, 1959, as Instrument No. 82705 of Official Records of said Riverside County;

THENCE North  $2^{\circ}56'21''$  West, along the easterly line of said parcel of land and along the westerly line of that certain parcel of land described in deed to Howard D. Valk, et ux., by document recorded July 20, 1962, as Instrument No. 68160 of Official Records of said Riverside County, a distance of 94.19 feet to a point in a line that is parallel with and distant 44.00 feet southerly, as measured radially, from the centerline of California Avenue, being that certain line as described in Parcel 14A of Final Order of Condemnation recorded December 11, 1996, as Instrument No. 467211 of Official Records of said Riverside County; said point being in a non-tangent curve concaving southerly, having a radius of 636.00 feet and to which point a radial line bears North  $6^{\circ}40'42''$  West;

THENCE easterly along said curve and along said parallel line through a central angle of  $6^{\circ}45'32''$  an arc length of 75.03 feet to the easterly line of said Lot 7;

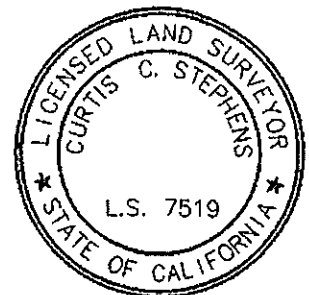
THENCE South  $2^{\circ}56'21''$  East, along said easterly line, a distance of 94.66 feet to the POINT OF BEGINNING;

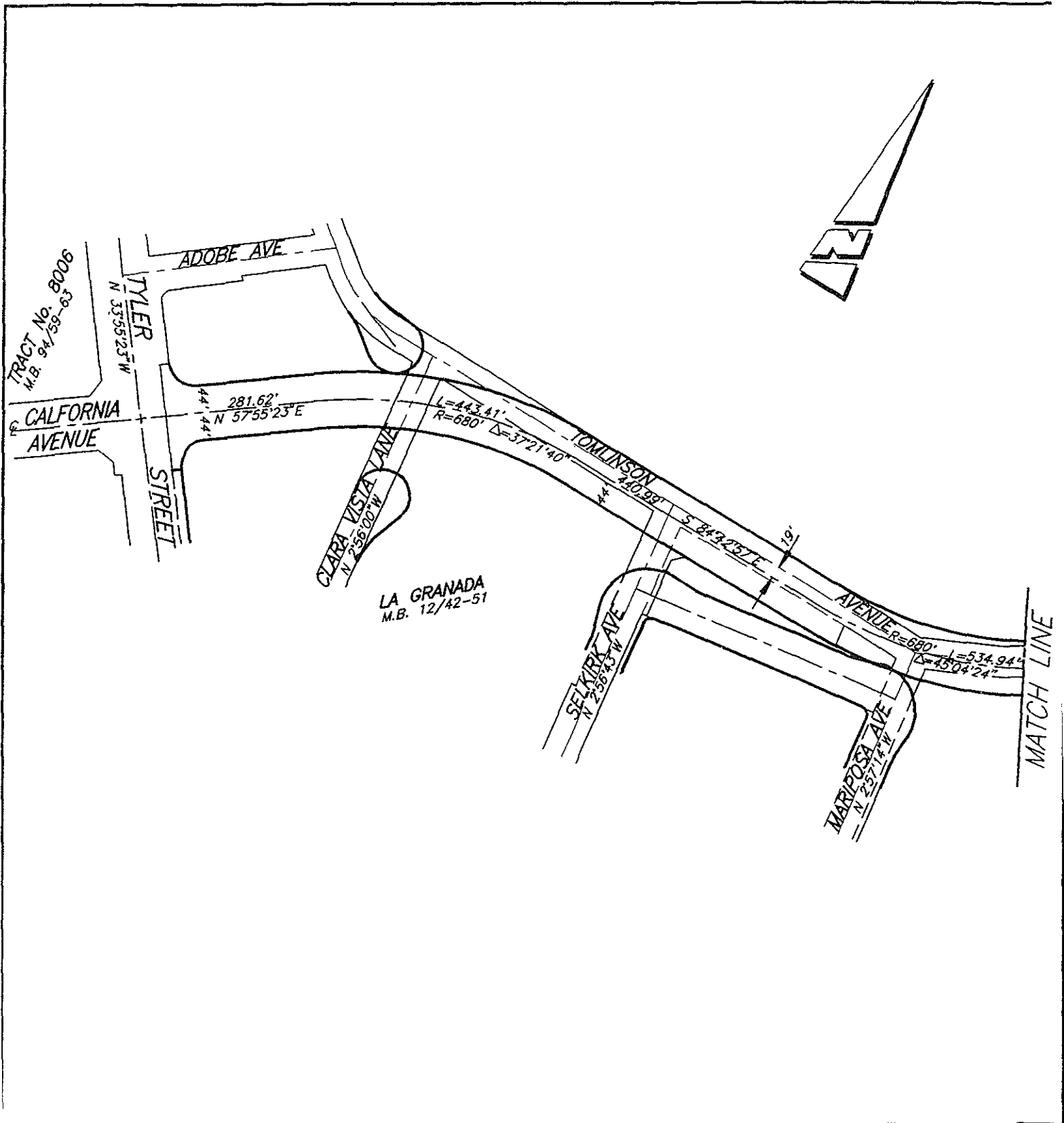
RESERVING THEREFROM a permanent easement and right of way for roadway slope and support purposes within the northerly 12.81 feet of the above described parcel of land.

Area - 7136 square feet, more or less.

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

Curtis C. Stephens      02/26/14      Prep. Hgv  
Curtis C. Stephens, L.S. 7519      Date





• CITY OF RIVERSIDE, CALIFORNIA •

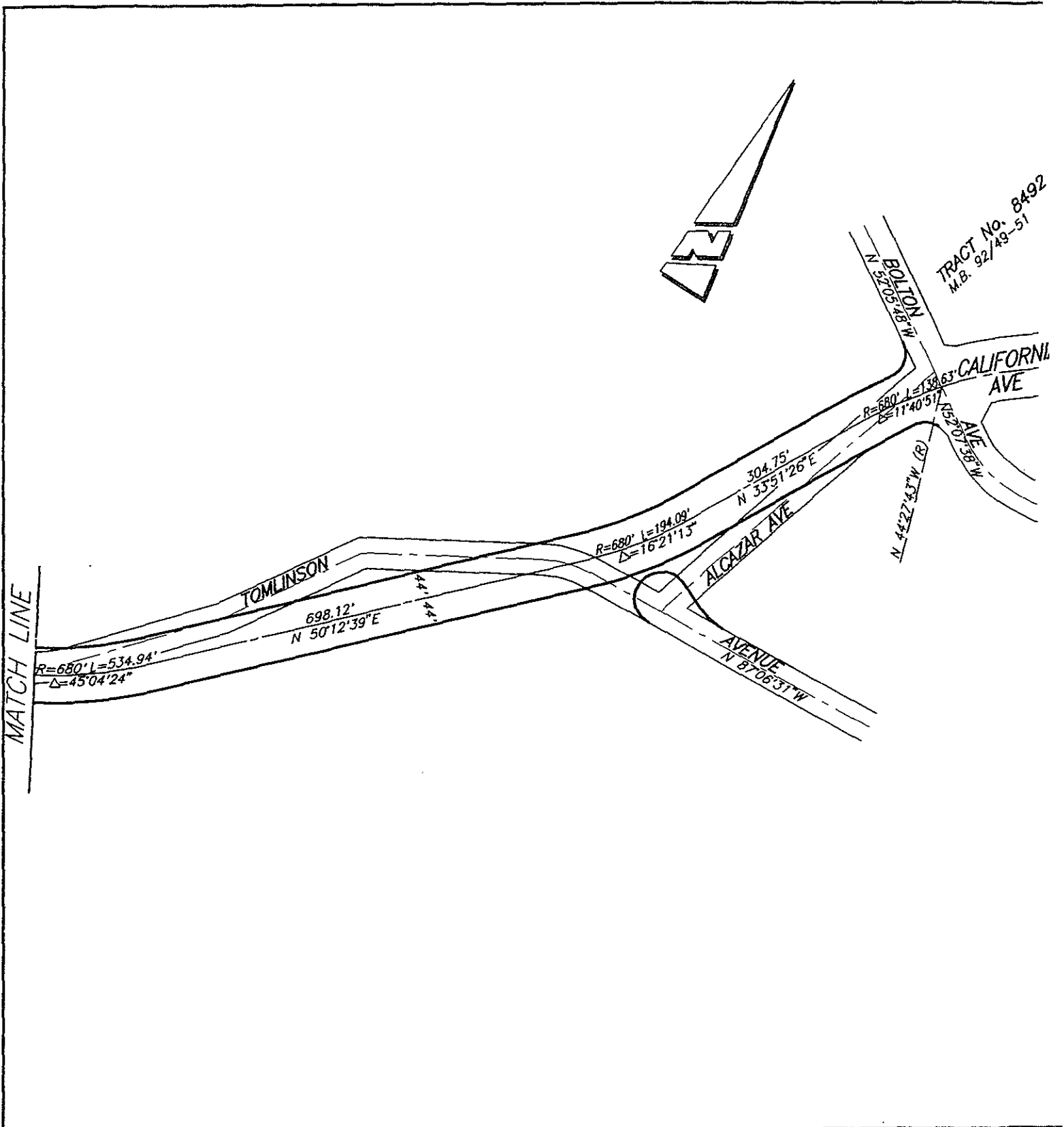
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 3

SCALE: N.T.S.

DRAWN BY: CURT DATE: 11/22/94

SUBJECT: CALIFORNIA AVENUE EXTENSION



• CITY OF RIVERSIDE, CALIFORNIA •

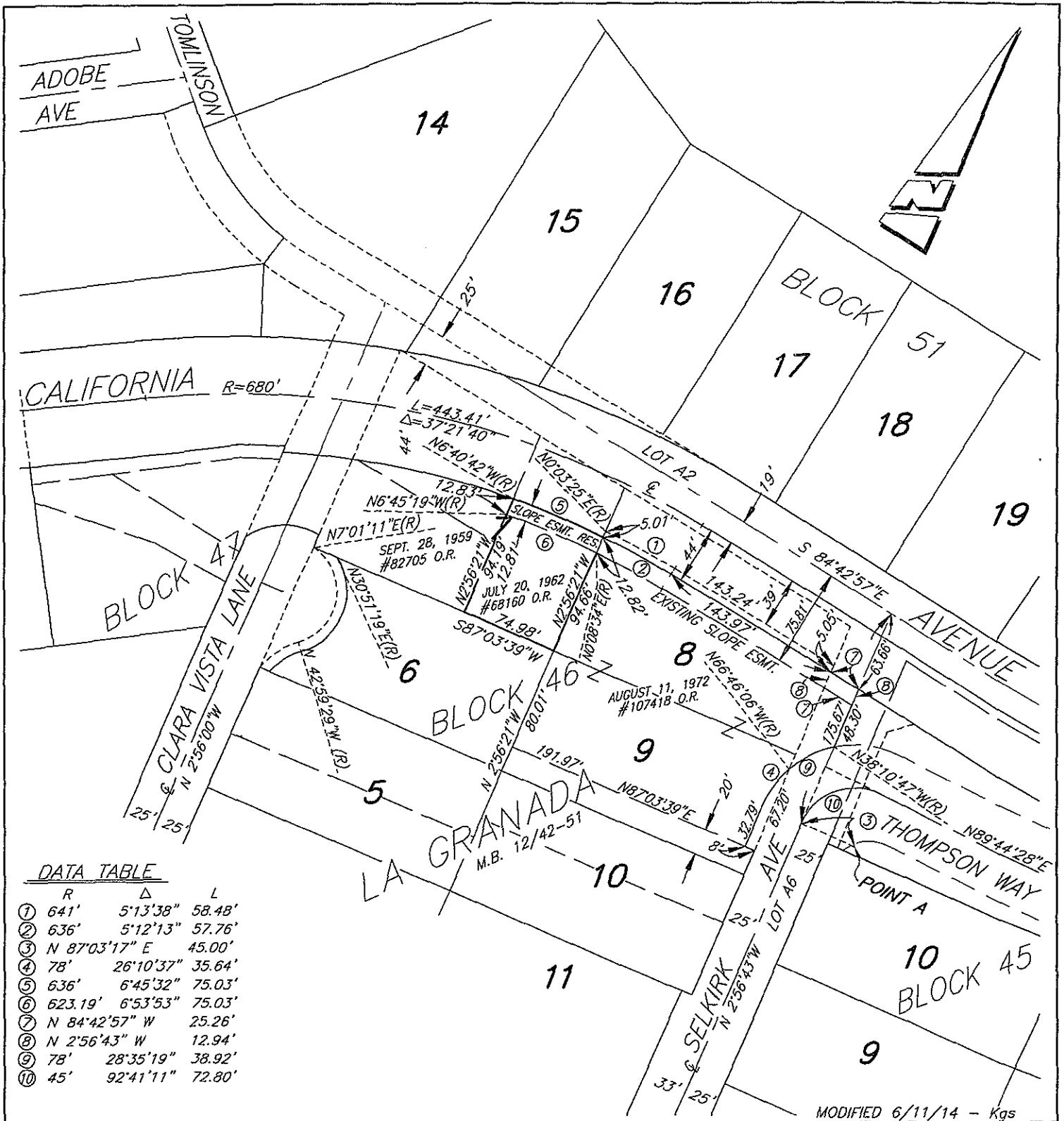
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SHEET 2 OF 3

SCALE: N.T.S.

DRAWN BY: CURT DATE: 11/22/94

SUBJECT: CALIFORNIA AVENUE EXTENSION



**DATA TABLE**

	R	Δ	L
①	641'	5°13'38"	58.48'
②	636'	5°12'13"	57.76'
③	N 87°03'17" E		45.00'
④	78'	26°10'37"	35.64'
⑤	636'	6°45'32"	75.03'
⑥	623.19'	6°53'53"	75.03'
⑦	N 84°42'57" W		25.26'
⑧	N 2°56'43" W		12.94'
⑨	78'	28°35'19"	38.92'
⑩	45'	92°41'11"	72.80'

MODIFIED 6/11/14 - Kgs

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 3 OF 3

SCALE: 1"=100'

DRAWN BY: CURT

DATE: 6/1/95

SUBJECT: CALIFORNIA AVENUE EXTENSION