

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2010-0315624

07/07/2010 08:00A Fee:NC

Page 1 of 7

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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NCHG-CC					T:	CTY	UNI	512	

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FOR RECORDER'S OFFICE USE ONLY

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512

Project: PW07-0455
POR. APN: 141-350-011, 012 & 013
Address: 4733 Sierra Vista Ave.

D- 16481

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HERITAGE SQUARE RIVERWALK COMMONS, L.P.**, a California limited partnership, does hereby remise, release, and forever quitclaim to the CITY OF RIVERSIDE, a California charter city and municipal corporation, its successors and assigns, all rights, title and interest pertaining to that certain leasehold interest recorded May 22, 2007, as Document No. 336706, Official Records of Riverside County, California, lying within 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 June 17, 2010

HERITAGE SQUARE
RIVERWALK COMMONS, L.P.,
a California limited partnership

By: Eagle-Lion Real Estate, Inc.
a California corporation
its general partner

By: _____
Name: _____
Its: _____

By: _____
Name: PAUL E GRIFFIN III
Its: PRESIDENT
GENERAL PARTNER (RD)

State of California }
County of Los Angeles }

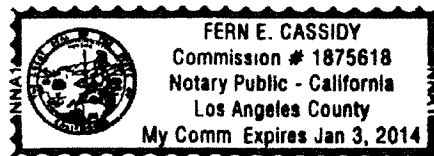
On 6-17-2010, before me, FERN E. CASSIDY, NOTARY PUBLIC

personally appeared PAUL E. GRIFFIN III 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/het/their authorized capacity(ies), and that his/het/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.

Fern E. Cassidy
Notary Signature



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07/07/2010 08 00A
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**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 6/23/10

CITY OF RIVERSIDE

By: Amelia M. Valeri

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY: [Signature]
Deputy City Attorney

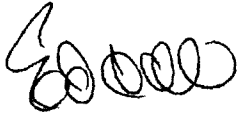


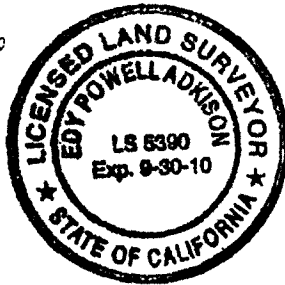
EXHIBIT A

In the City of Riverside, County of Riverside, State of California;

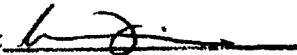
The southwesterly 18.00 feet of Parcels 2 and 3, and the southwesterly 18.00 feet of the southeasterly 125.00 feet of Parcel 1, all of Parcel Map No. 34774, recorded in Book 220, pages 72 and 73 of Parcel Maps, records of said Riverside County.

Prepared by me or under my supervision

 4-27-10
Edy P. Adkison, PLS 5390
Expiration 9-30-2010



DESCRIPTION APPROVAL:

BY:  4/28/10
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



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SIDEWALK EASEMENT

SHEET 1 OF 3

PARCEL 2
PM 34774
PMB 220 / 72-73

PARCEL 3
PM 34774
PMB 220 / 72-73

18' STRIP
N34°57'12"E 312.61'

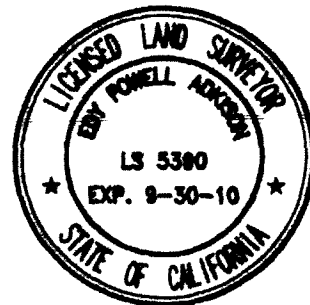
S55°02'48"E 532.30'
SIERRA VISTA AVENUE

18' STRIP

N34°57'12"E 466.21'

LINE	LENGTH	BEARING
L1	19.10	N77°49'56"E

RIVERWALK PARKWAY



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07/07/2010 08:06:06
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PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering • Surveying • Planning
6820 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 • Fax: (951) 688-0599

SCALE: 1"=100'

JOB NO. 7829

DATE: 3/30/2010

CLIENT: BCEGZ-USA

APPROVED BY:

[Signature] 4-27-2010
EDY P. ADKISON L.S. 5390

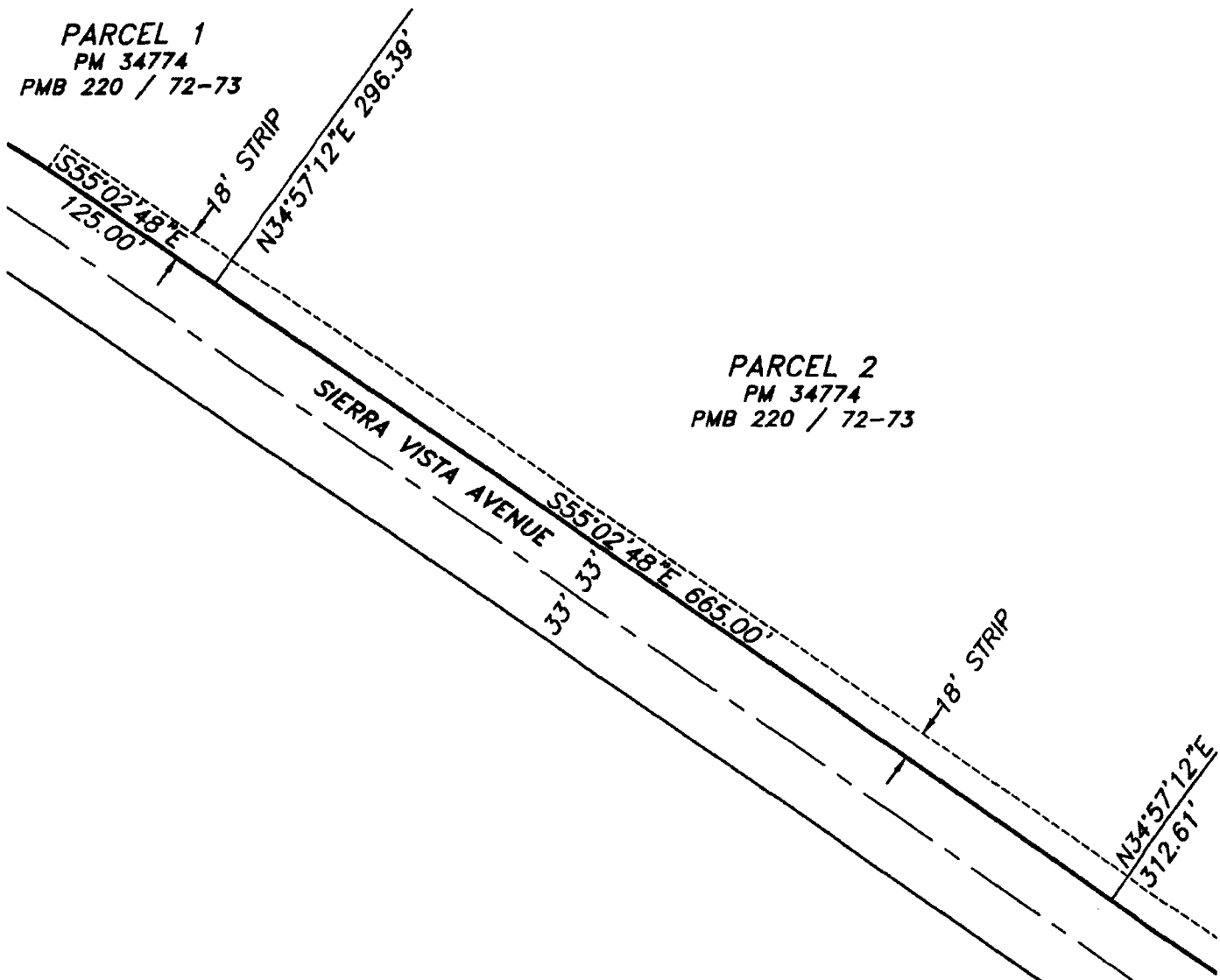
SIDEWALK EASEMENT
PLAT
PM No. 34774
PMB 220 / 72-73

16481

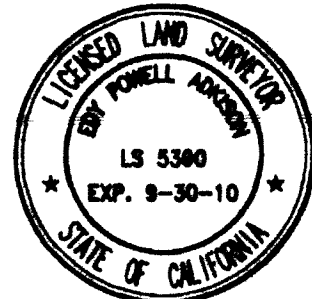
SIDEWALK EASEMENT

PARCEL 1
PM 34774
PMB 220 / 72-73

PARCEL 2
PM 34774
PMB 220 / 72-73



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87/67/2010 08:09A
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<p>PLAT PROVIDED BY: adkan ENGINEERS Civil Engineering • Surveying • Planning 6820 Airport Drive, Riverside, CA 92504 Tel:(951) 888-0241 Fax:(951) 888-0599</p>	<p>SCALE: 1"=100'</p>	<p>JOB NO. 7829</p>	<p>DATE: 3/30/2010</p>	<p>CLIENT: BCEGZ-USA</p>
<p>APPROVED BY: <i>[Signature]</i> EDY P. ADKISON L.S. 5390</p>		<p>SIDEWALK EASEMENT PLAT PM No. 34774 PMB 220 / 72-73</p>		

16481

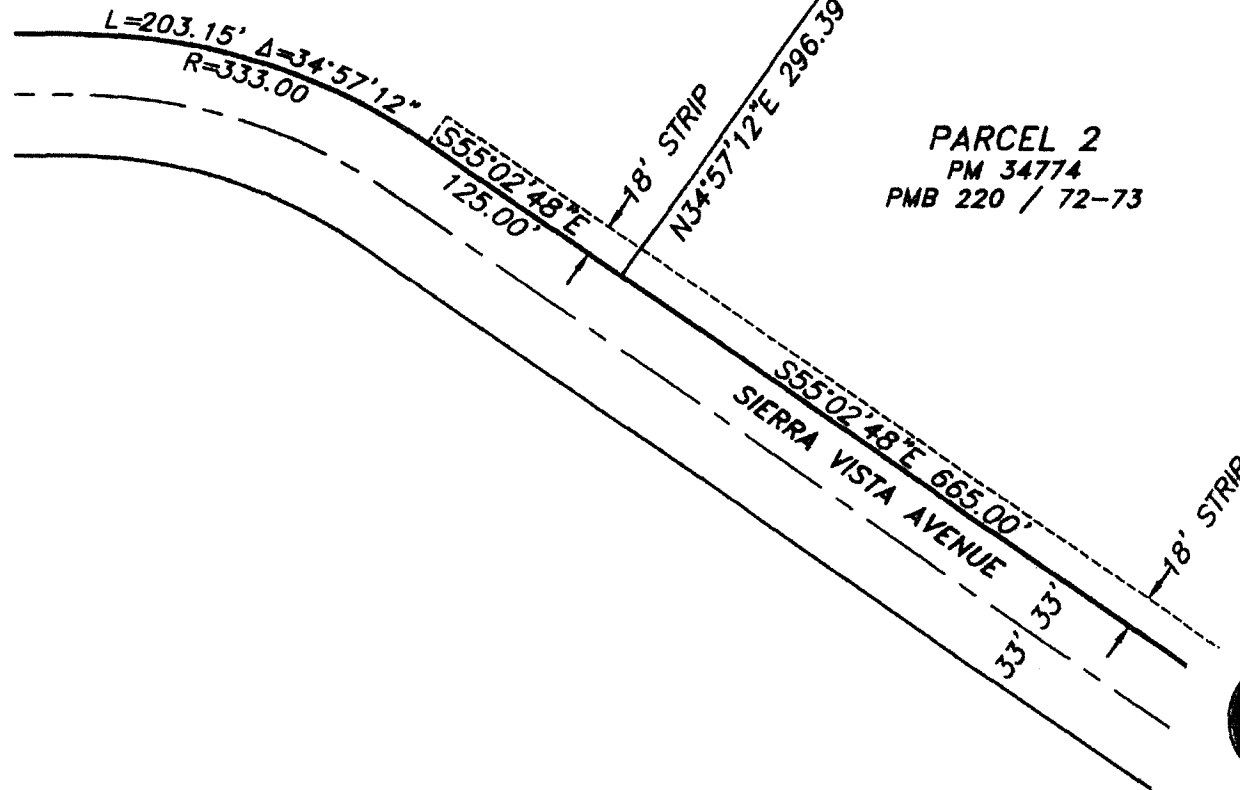
SIDEWALK EASEMENT

SHEET 3 OF 3

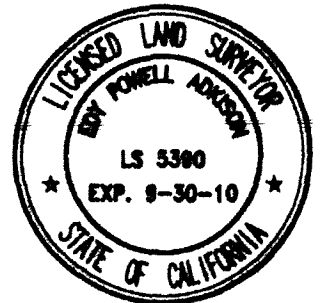
PARCEL "B"
LLA No. P05-1384
REC. 4/3/06 AS INST.
#236225 O.R. RIV. CO. CA

PARCEL 1
PM 34774
PMB 220 / 72-73

PARCEL 2
PM 34774
PMB 220 / 72-73



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FOR PAGES IN adkan ENGINEERS <small>Civil Engineering · Surveying · Planning</small> 6820 Airport Drive, Riverside, CA 92504 Tel:(951) 688-0241 · Fax:(951) 688-0598	SCALE: 1"=100'	JOB NO. 7829	DATE: 3/30/2010	CLIENT: BCEGZ-USA
	APPROVED BY: EDY P. ADKISON L.S. 5390		SIDEWALK EASEMENT PLAT PM No. 34774 PMB 220 / 72-73	

16481