



When recorded mail to:

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

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Project: VC-004-001
Pierce Street
APN 141-350-004
141-260-006, 007 & 008



DX- 1275

QUITCLAIM

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 **LA SIERRA UNIVERSITY, a California non-profit religious Corporation**, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "B"** attached hereto and incorporated herein by this reference.

Dated 2/12/03

CITY OF RIVERSIDE,
A municipal corporation

By [Signature]
City Manager **ROBERT WALES**

Attest [Signature]
City Clerk **COLLEEN NICOL**

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

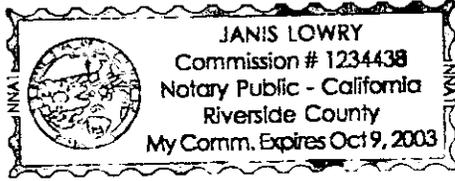
State of California }
 County of RIVERSIDE } ss.

On February 14, 2003 before me, JANIS LOWRY, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Robert C. WALKS and COLLEEN NICOL
Name(s) of Signer(s)

- personally known to me
- 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 of Notary Public

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

Signer's Name: _____

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

Signer Is Representing: _____





August 20, 2002

W.O. 1104-001

EXHIBIT "B"
QUITCLAIM DEED
VC-004-001
AREA 1
PIERCE STREET

That portion of the West one-half of Section 15, Township 3 South, Range 6 West, S.B.M. as shown by map of Rancho La Sierra on file in Book 6 of Maps at Page 70 thereof; also a portion of Lot 8 in Block 56 and Lot "L" (Kaselack Avenue) Vacated of La Sierra Heights as shown by map on file in Book 7 of Maps at Page 66 thereof, both being Records of Riverside County, California, described as follows:

Beginning at the Northwest corner of Lot 11 of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California, said corner being on the Easterly line of Pierce Street as conveyed to the City of Riverside by Deed recorded May 15, 1972 as inst. no. 62907, Official Records of Riverside County, California;

Thence Southerly along the Westerly line of said Lot 11, also being the Easterly line of said Pierce Street, on a curve concave Easterly having a radius of 595.00 feet, through an angle of 27°26'23", an arc length of 284.95 feet (the initial radial line bears N.64°56'24"W.);

Thence S.02°22'47"E. continuing along said line, a distance of 705.45 feet to the Southwest corner of said Lot 11, also being the Northwest corner of said Lot 12;

Thence S.02°22'37"E. along the Westerly line of said Lot 12, also being the Easterly line of Pierce Street as conveyed to the City of Riverside by Deeds recorded May 15, 1972 as inst. no. 62907, and February 6, 1970 as inst. no. 12187, both being Official Records of Riverside County, California, a distance of 1099.62 feet to a line parallel with and 33.00 feet Northerly, measured at right angles from the centerline of Raley Drive as shown on said Tract 29058, said line being the Easterly prolongation of the Northerly line of Raley Drive as conveyed to the City of Riverside in Parcel 1 of Deed recorded March 17, 1972 as inst. no. 36048, Official Records of Riverside County, California;

Thence S.89°39'41"W. along said line, a distance of 136.21 feet to the Westerly line of Pierce Street, being the Easterly line of that portion of Pierce Street as Vacated by Resolution No. 11983 and Quitclaimed to Loma Linda University by Deed recorded December 8, 1972 as inst. no. 162866, Official Records of Riverside County, California;

Thence the following four (4) courses along said Westerly line of Pierce Street, being the Easterly line of that portion of Pierce Street as Vacated:



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Northeasterly on a non-tangent curve concave Northwesterly having a radius of 40.00 feet, through an angle of 69°42'24", an arc length of 48.66 feet (the initial radial line bears S.22°40'13"E.);

N.02°22'37"W., a distance of 1057.25 feet;

N.02°22'47"W., a distance of 774.21 feet;

Northeasterly on a curve concave Southeasterly having a radius of 569.00 feet, through an angle of 18°56'31", an arc length of 188.11 feet to the Westerly line of Pierce Street as conveyed to the County of Riverside by Right of Way Easement recorded July 6, 1938 in Book 383, Page 63, Official Records of Riverside County, California;

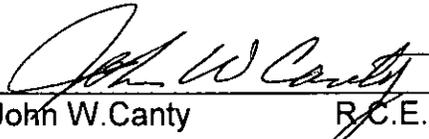
Thence N.79°33'01"E., a distance of 147.59 feet to the point of beginning.

The above described parcel of land contains 5.297 acres, more or less.

RESERVING THEREFROM blanket easements for the right to construct, maintain, operate, inspect, replace, renew, remove, repair and enlarge lines of pipe, cables, wires, poles, vaults, manholes, markers, equipment, fixtures, and other convenient and appurtenant structures for the distribution and/or transmission of electric energy, water pipelines, gas lines, storm drains, sanitary sewer, telephone, telegraph, cable television and other communication facilities, as may from time to time be required.

CANTY ENGINEERING GROUP, INC.

Prepared under the supervision of:


John W. Canty R.C.E. 17550

Oct. 2, 2002
Date



DESCRIPTION APPROVAL 10/19/02
Walter R. Ang
SURVEYOR, CITY OF RIVERSIDE

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02/13/2003 08:00A
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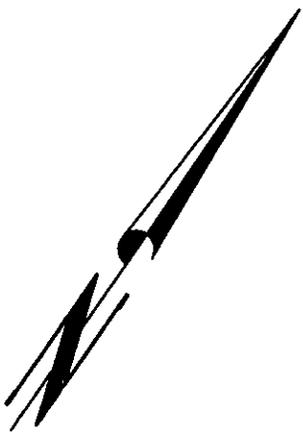
SIERRA VISTA AVENUE

9

SIERRA VISTA AVENUE

STREET

AREA 1
5.297 Acres



RANCHO

PIERCE

E'y line Grant Deeds to the City of Riv. rec. Feb. 6, 1970 as inst. no. 12187 and May 15, 1972 as inst. no. 62907, both O.R. Riv. Co., Co.

SIERRA
M.B. 6/70

12

KASELACK AVENUE (Vacated)



11

EXHIBIT "B"

--- CITY OF RIVERSIDE, CALIFORNIA ---

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

SHEET 1 OF 2

W.O. 1104-001

SCALE : 1" = 200'

DRAWN BY : CEG DATE : 8 / 20 / 02

SUBJECT : QUITCLAIM DEED - VC-004-001

DX1275

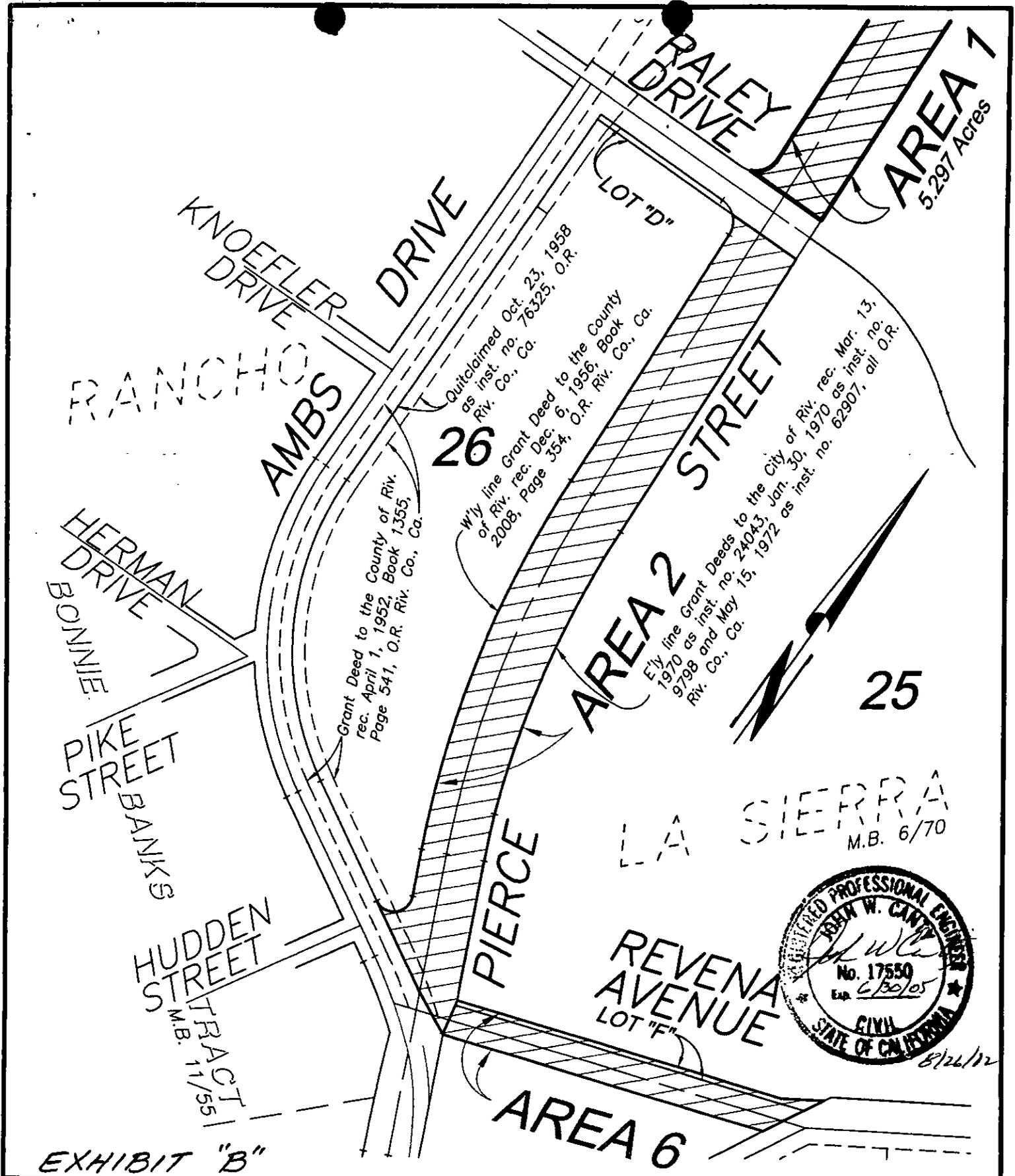


EXHIBIT "B"

--- CITY OF RIVERSIDE, CALIFORNIA ---

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SCALE : 1" = 200' DRAWN BY : CEG DATE : 8/20/02 SUBJECT : QUITCLAIM DEED - VC-004-001



DX 1775



August 20, 2002

W.O. 1104-001

EXHIBIT "B"
QUITCLAIM DEED
VC-004-001
AREA 2
PIERCE STREET

That portion of the West one-half of Section 15, Township 3 South, Range 6 West, S.B.M. as shown by map of Rancho La Sierra on file in Book 6 of Maps at Page 70 thereof; also a portion of Lot "B" (Revena Avenue) of Wildomar Vista Tract as shown by map on file in Book 13 of Maps at Page 69 thereof, both being Records of Riverside County, California, described as follows:

Commencing at the Northwest corner of Lot 25 of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California, said corner being on the Easterly line of Pierce Street as conveyed to the City of Riverside by Deed recorded March 13, 1978 as inst. no. 24043, Official Records of Riverside County, California;

Thence S.02°22'37"E. along the Westerly line of said Lot 25, also being the Easterly line of said Pierce Street, a distance of 33.02 feet to a point on a line parallel with and 33.00 feet Southerly, measured at right angles from the centerline of Raley Drive as shown on said Tract 29058, said line being parallel with and 66.00 feet Southerly, measured at right angles from the Northerly line of Raley Drive as conveyed to the City of Riverside in Parcel 1 of Deed recorded March 17, 1972 as inst. no. 36048, Official Records of Riverside County, California, said point being the Point of Beginning of the parcel of land to be described;

Thence continuing S.02°22'37"E. along the Westerly line of said Lot 25, also being the Easterly line of Pierce Street as conveyed to the City of Riverside by Deeds recorded March 13, 1978 as inst. no. 24043, and May 15, 1972 as inst. no. 62907, both being Official Records of Riverside County, California, a distance of 516.10 feet;

Thence Southerly continuing along said line on a curve concave Easterly having a radius of 1545.00 feet, through an angle of 18°12'33", an arc length of 491.02 feet to the most Southerly corner of said Deed recorded May 15, 1972, said corner being on the Easterly line of Pierce Street as conveyed to the City of Riverside by Deed recorded January 30, 1970 as inst. no. 9798, Official Records of Riverside County, California;

Thence Southerly continuing along the Westerly line of said Lot 25, also being the Easterly line of said Pierce Street on a non-tangent curve concave Easterly having a radius of 1539.00 feet, through an angle of 02°47'56", an arc length of 75.18 feet (the initial radial line bears S.68°20'11"W.);



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Thence S.24°27'45"E. continuing along said line, a distance of 223.93 feet to the Southwest corner of said Lot 25, also being the Northwest corner of Lot "F" (Revena Avenue) of said Tract 29058;

Thence S.11°36'21"E., a distance of 58.42 feet to the most Northerly corner of that portion of Pierce Street as conveyed to the County of Riverside by Deed recorded June 11, 1957 as inst. no. 42515, Official Records of Riverside County, California, said corner being on the Southerly line of Lot "B" (Revena Avenue) of Wildomar Vista Tract as shown by map on file in Book 13 of Maps at Page 69 thereof, Records of Riverside County, California;

Thence N.63°47'25"W., a distance of 75.74 feet to the intersection of the centerline of Pierce Street as shown on said Tract 29058 with the Southeasterly prolongation of the Southwesterly line of Lot 26 of said Tract 29058, also being the Southeasterly prolongation of the Northeasterly line of Amb's Drive;

Thence N.60°37'44"W. along said Southeasterly prolongation, a distance of 159.66 feet to a point of cusp, said point being on the Southerly terminus of a course in the Southwesterly line of said Lot 26 which bears N60°37'44"W., 208.73';

Thence the following four (4) courses along the Southerly and Easterly lines of said Lot 26, also being the Westerly line of Pierce Street as conveyed to the County of Riverside by Deed recorded December 6, 1956 in Book 2008, Page 354, Official Records of Riverside County, California:

Southeasterly and Northerly on a curve concave Northwesterly having a radius of 30.00 feet, through an angle of 143°50'01", an arc length of 75.31 feet (the initial radial line bears S.29°22'16"W.);

N.24°27'45"W., a distance of 75.71 feet;

Northerly on a curve concave Easterly having a radius of 1640.00 feet, through an angle of 22°05'08", an arc length of 632.16 feet;

N.02°22'37"W., a distance of 458.89 feet to the Southeast corner of Raley Drive as conveyed to the County of Riverside in Parcel 6 of Deed recorded December 6, 1956 in Book 2008, Page 354, Official Records of Riverside County, California;

Thence Northwesterly continuing along the Easterly line of said Lot 26, also being the Southerly line of said Raley Drive on a curve concave Southwesterly having a radius of 40.00 feet, through an angle of 65°37'48", an arc length of 45.82 feet to a line parallel with and 33.00 feet Southerly, measured at right angles from the centerline of Raley Drive as shown on said Tract 29058, said line being parallel with and 66.00 feet Southerly, measured at right angles from the Northerly line of Raley Drive as conveyed to the City of Riverside in Parcel 1 of Deed recorded March 17, 1972 as inst. no. 36048, Official Records of Riverside County, California;

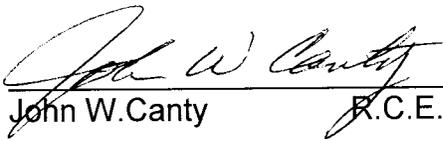
Thence N.89°39'41"E. along said parallel line, a distance of 133.58 feet to the point of beginning.

The above described parcel of land contains 3.294 acres, more or less.



RESERVING THEREFROM blanket easements for the right to construct, maintain, operate, inspect, replace, renew, remove, repair and enlarge lines of pipe, cables, wires, poles, vaults, manholes, markers, equipment, fixtures, and other convenient and appurtenant structures for the distribution and/or transmission of electric energy, water pipelines, gas lines, storm drains, sanitary sewer, telephone, telegraph, cable television and other communication facilities, as may from time to time be required.

CANTY ENGINEERING GROUP, INC.
Prepared under the supervision of:


John W. Canty P.C.E. 17550

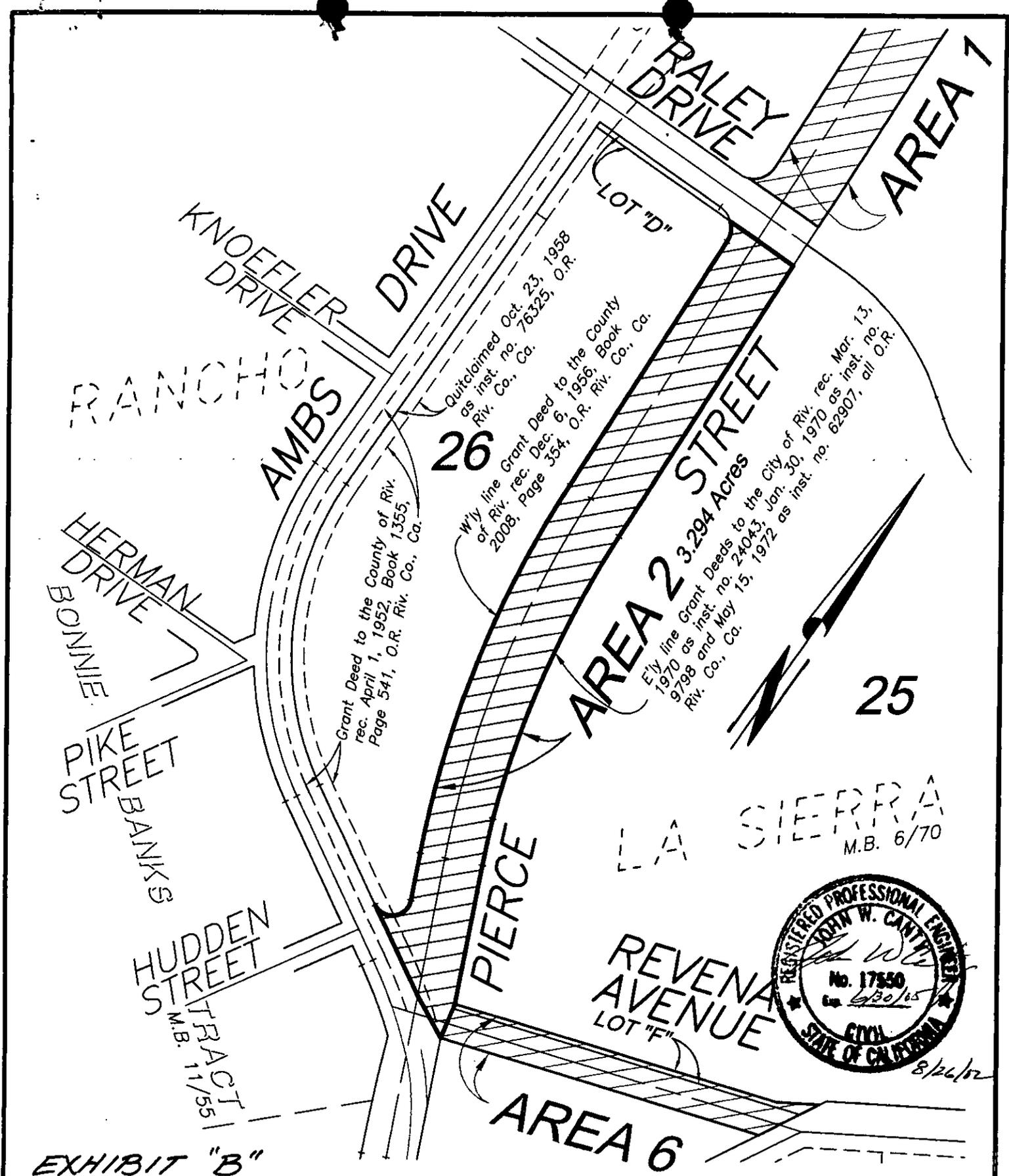
Oct. 2, 2002
Date



DESCRIPTION APPROVAL 10/9/02
Walter R. Ince by
SURVEYOR, CITY OF RIVERSIDE

(05





--- CITY OF RIVERSIDE, CALIFORNIA ---

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SCALE : 1" = 200'	DRAWN BY : CEG	DATE : 8/20/02	SUBJECT : QUITCLAIM DEED - VC-004-001



DX1275



Canty Engineering Group, Inc.

CIVIL ENGINEERING PLANNING SURVEYING

www.cantyeng.com

August 20, 2002

W.O. 1104-001

EXHIBIT "B" QUITCLAIM DEED VC-004-001 AREA 6 REVENA AVENUE

All of Lot "F" (Revena Avenue) of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California; also a portion of the West one-half of Section 15, Township 3 South, Range 6 West, S.B.M. as shown by map of Rancho La Sierra on file in Book 6 of Maps at Page 70 thereof; also a portion of Lot "B" (Revena Avenue) of Wildomar Vista Tract as shown by map on file in Book 13 of Maps at Page 69 thereof, all being Records of Riverside County, California, described as follows:

Beginning at the Southwest corner of Lot 25, also being the Northwest corner of Lot "F" (Revena Avenue) of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California;

Thence N.71°29'28"E. along the Southerly line of said Lot 25, also being the Northerly line of said Lot "F" (Revena Avenue), a distance of 534.93 feet;

Thence N.57°57'50"E. continuing along said line, a distance of 68.58 feet to the most Easterly corner of said Lot "F", said corner being on the Northeasterly prolongation of the Northwesterly line of Lot "C" (Collett Avenue) of said Wildomar Vista Tract;

Thence S.28°19'07"W. along said prolongation and said Northwesterly line, a distance of 108.22 feet to the Southerly line of said Lot "B" (Revena Avenue);

Thence S.71°29'28"W. along said line, a distance of 529.71 feet to the most Northerly corner of that portion of Pierce Street as conveyed to the County of Riverside by Deed recorded June 11, 1957 as inst. no. 42515, Official Records of Riverside County, California;

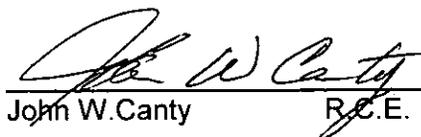
Thence N.11°36'21"W., a distance of 58.42 feet to the point of beginning.

The above described parcel of land contains 0.751 acres, more or less.

RESERVING THEREFROM blanket easements for the right to construct, maintain, operate, inspect, replace, renew, remove, repair and enlarge lines of pipe, cables, wires, poles, vaults, manholes, markers, equipment, fixtures, and other convenient and appurtenant structures for the distribution and/or transmission of electric energy, water pipelines, gas lines, storm drains, sanitary sewer, telephone, telegraph, cable television and other communication facilities, as may from time to time be required.

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Prepared under the supervision of:


John W. Canty R.C.E. 17550

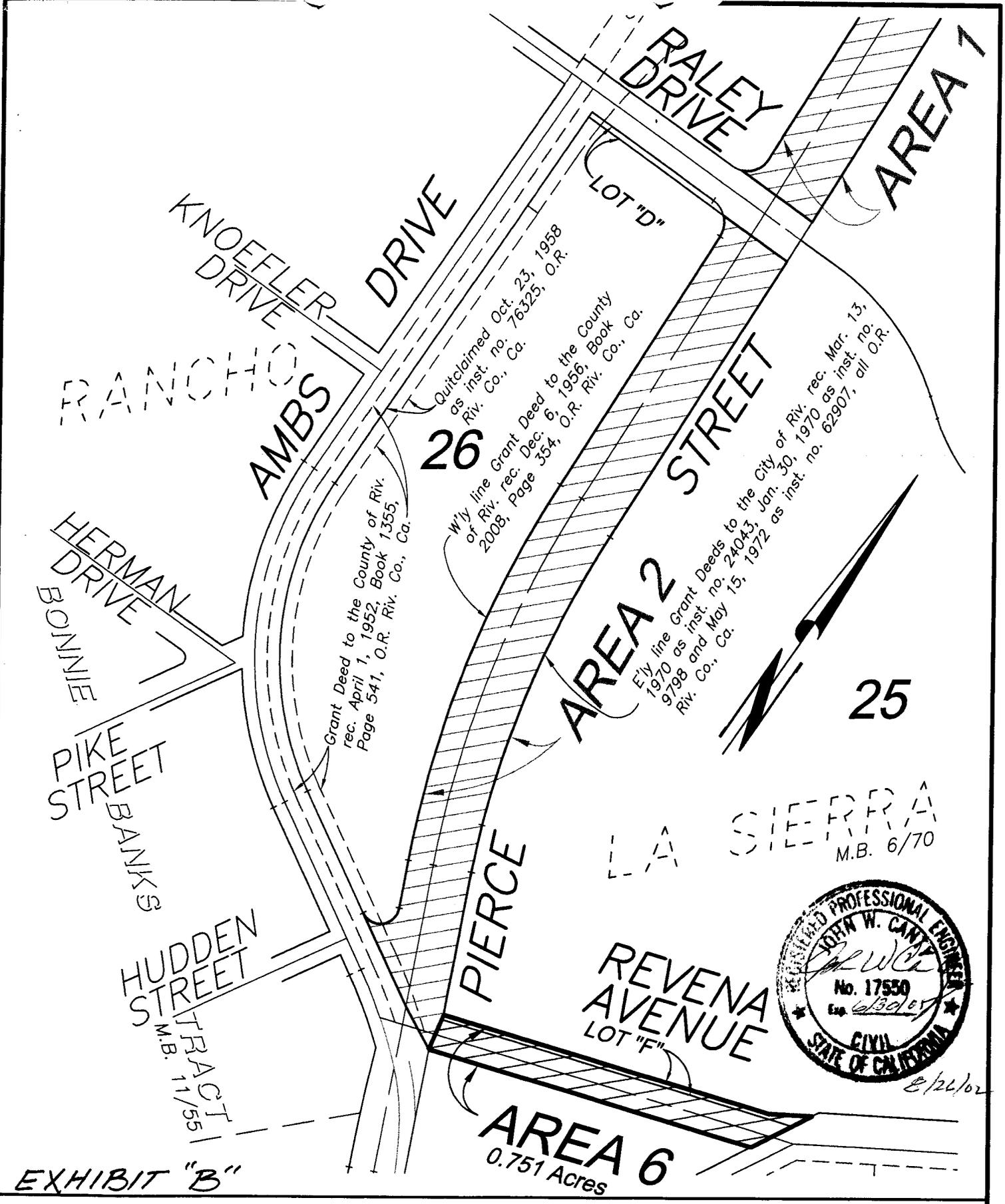
Oct. 2, 2002
Date



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02/13/2003 08:00A
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DESCRIPTION APPROVAL 10/2/02
Walter R. Auger by
SURVEYOR, CITY OF RIVERSIDE



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SCALE: 1" = 200'	DRAWN BY: CEG	DATE: 8/20/02	SUBJECT: QUITCLAIM DEED -- VC-004-001	