

When recorded mail to:

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

DOC # 2005-0605428

07/28/2005 08:00A Fee:NC
Page 1 of 6
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



FREE RECORDING

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

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Project: Transfer of 72.855 Acres Surplus Property
Public Utilities to Redevelopment Agency
A.P.N. 179-340-002, 207-070-001,
207-050-002, Por. 207-190-002,
207-190-003 & Por. 207-190-004



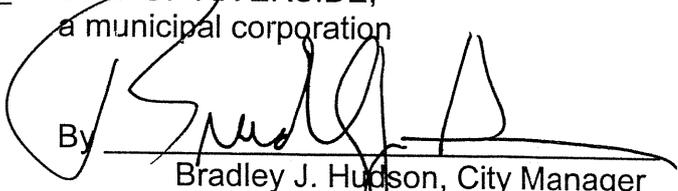
DX- 1373

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 **The REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA**, a public body, corporate and politic, all rights, title and interest in 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 July 21, 2005

CITY OF RIVERSIDE,
a municipal corporation

By 
Bradley J. Hudson, City Manager

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

By 
Deputy City Attorney

Attest 
Colleen J. Nicol, City Clerk

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside

ss

On July 21, 2005, before me Lorena Verdusco Notary Public

a Notary Public in and for said State, personally appeared

Bradley J. Hudson 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 whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

Lorena Verdusco Signature

CERTIFICATE OF ACCEPTANCE (Government Code Section §27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to The Redevelopment Agency of the City of Riverside, California, a public body, corporate and politic, is hereby accepted by the undersigned officer on behalf of said Agency pursuant to authority conferred by the Agency at its meeting of 5/10/2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated July 21, 2005

REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE

Bradley J. Hudson Executive Director

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:

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EXHIBIT "A"

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

PARCEL A

A.P.N. 179-340-002

That portion of Lot 2 of Amended Map of Indian Hill Tract, as shown by map on file in Book 10, Page 3 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the most northerly corner of Parcel 55 of Record of Survey on file in Book 26, Pages 87 through 92 of Record of Surveys, records of said Riverside County;

THENCE North 35°38'11" East, along the west line of the Stage 2 Levee R/W as shown by said Record of Survey, a distance of 780.03 feet to the most southerly corner of Parcel No. 47 of Judgement and Final Order of Condemnation by document recorded August 7, 1963 in Book 3459, Page 298, et seq., of Official Records of said Riverside County;

THENCE North 54°21'39" West, along the southerly line of said Parcel No. 47, a distance of 153.01 feet to the easterly line of that certain Right of Way Easement granted to the County of Riverside by document recorded September 27, 1938, in Book 390, Page 475, et seq., of Official Records of said Riverside County;

THENCE continuing North 54°21'39" West, along the westerly prolongation of said southerly line of Parcel No. 47, a distance of 127.53 feet to the westerly line of said Right of Way easement granted to the County of Riverside;

THENCE South 15°51'20" West, along said westerly line, a distance of 828.95 feet to the POINT OF BEGINNING.

All of the above described real property is subject to existing easements of record and may be subject to rights-of-way for existing public facilities including: bikeway, equestrian, pedestrian, electric energy distribution, telecommunication, waterline, storm drain, flooding, sanitary sewer, and all water rights.

Area – 109,413 square feet.

PARCEL B

A.P.N. 207-070-001



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That portion of Lot 3 of Amended Map of Indian Hill Tract, as shown by map on file in Book 10, Page 3 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the most easterly corner of Parcel 2 of Parcel Map 16740, as shown by map on file in Book 104, Pages 38 and 39 of Parcel Maps, records of said Riverside County;

THENCE South 58°49'45" West, along the southeasterly line of said Parcel 2, a distance of 814.38 feet to an angle point in said southeasterly line;

THENCE South 31°18'50" East, a distance of 1085.29 feet;

THENCE North 51°58'40" East, a distance of 75.49 feet;

THENCE North 79°55'10" East, a distance of 103.85 feet;

THENCE South 83°18'50" East, a distance of 68.97 feet;

THENCE South 66°02'50" East, a distance of 118.55 feet; the preceding six courses being along the boundary of that certain parcel of land described in deed to the City of Riverside by document recorded December 6, 1939, in Book 437, Page 426 of Official Records of said Riverside County;

THENCE North 85°01'10" East, continuing along said boundary, a distance of 163.20 feet to the southwesterly line of Lot 24 of Redwood Tract, as shown by map on file in Book 11, Page 77 of Maps, records of said Riverside County;

THENCE North 60°13'50" West, along said southwesterly line of Lot 24, a distance of 18.39 feet to a point in the south line of Dexter Drive; said point being in a non-tangent curve concaving northeasterly and having a radius of 341.47 feet; the radial line to said point bears South 9°15'10" West;

THENCE westerly to the right along said curve and continuing along said boundary through a central angle of 19°21'00" an arc length of 115.32 feet;

THENCE South 28°39'10" West, continuing along said boundary, a distance of 25.00 feet to the beginning of a non-tangent curve concaving northeasterly, having a radius of 1005.37 feet and to which the radius bears North 28°39'10" East;

THENCE westerly to the right along said curve and continuing along said boundary through a central angle of 54°58'00" an arc length of 964.50 feet;

THENCE North 39°39'50" East, continuing along said boundary, a distance of 553.97 feet to the southwesterly line of that certain parcel of land described in deed to the City of Riverside by document recorded December 6, 1939, in Book 441, Page 167 of Official Records of said Riverside County;

THENCE North 33°10'15" West, continuing along said boundary, a distance of 125.00 feet to the POINT OF BEGINNING.

All of the above described real property is subject to existing easements of record and may be

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subject to rights-of-way for existing public facilities including: bikeway, equestrian, pedestrian, electric energy distribution, telecommunication, waterline, storm drain, flooding, sanitary sewer, and all water rights.

Area – 397,090 square feet.

PARCEL C

A.P.N. 207-050-002, Por. 207-190-002, 207-190-003, & Por 207-190-004

That portion of Lot 3 of Amended Map of Indian Hill Tract, as shown by map on file in Book 10, Page 3 of Maps, records of Riverside County, California, described as follows:

Parcels 44, 44A and 45 of Record of Survey on file in Book ²⁰(29) Pages 88 through 92 of Record of Surveys, records of Riverside County, California;

EXCEPTING THEREFROM that portion of said Parcel 45 lying southwesterly of the northeasterly line of the Mission Boulevard/Buena Vista Bridge crossing the Santa Ana River.

All of the above described real property is subject to existing easements of record and may be subject to rights-of-way for existing public facilities including: bikeway, equestrian, pedestrian, electric energy distribution, telecommunication, waterline, storm drain, flooding, sanitary sewer, and all water rights.

Area – 2,667,055 square feet.

PARCELS A, B & C comprise 72.855 acres.

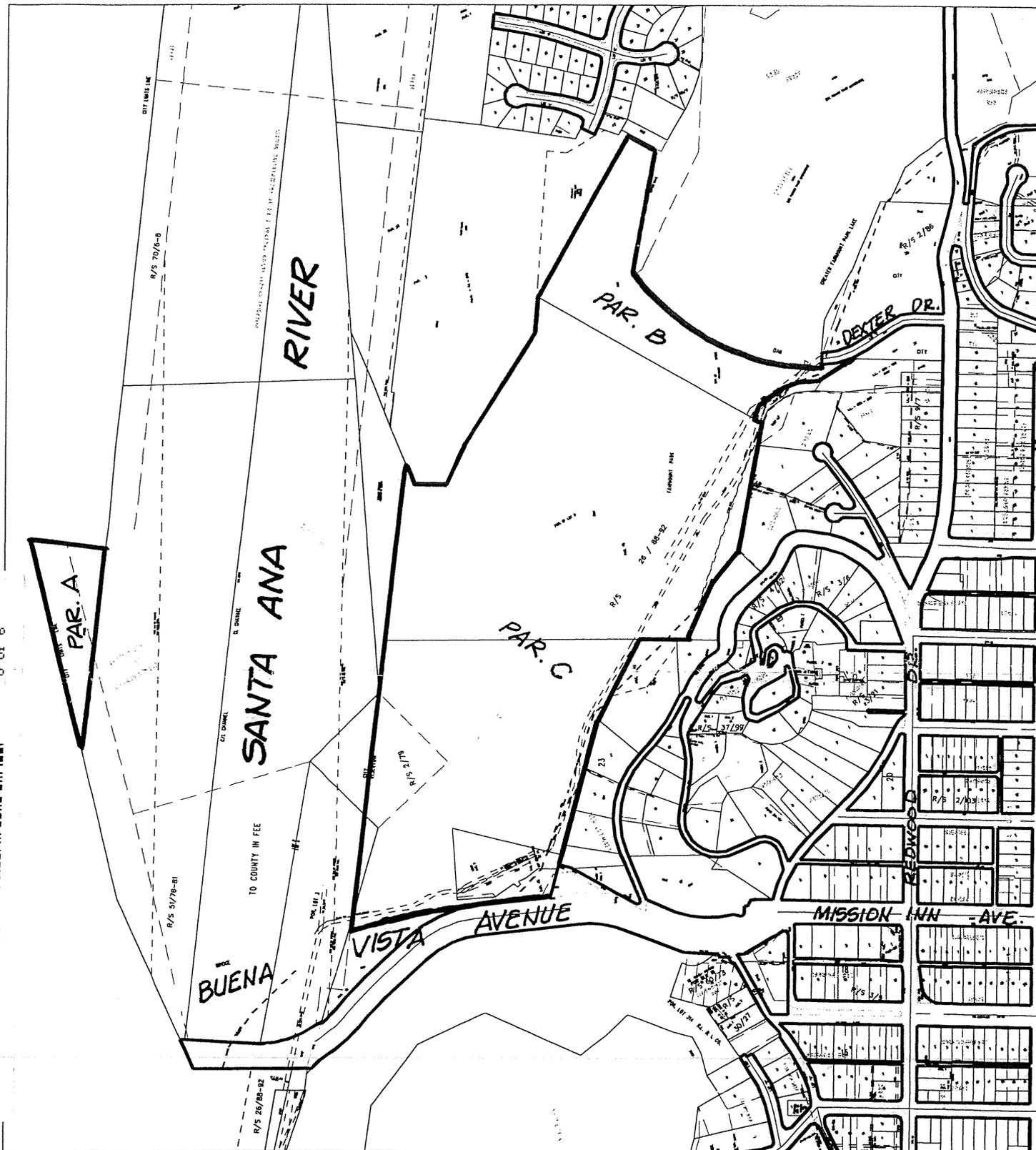
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

MSB 6/30/05 Prep. Kag
Mark S. Brown, L.S. 5655 Date License Expires 9/30/05



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◆ CITY OF RIVERSIDE, CALIFORNIA ◆ ^{23/2,4.6}
^{24/1.3} DX1373

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.

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