

DOC # 2010-0483908
10/08/2010 08:00A Fee:60.00
Page 1 of 6
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

When recorded mail to:

City Surveyor,
Public Works Department,
CITY OF RIVERSIDE
City Hall, 3900 Main Street
Riverside, California 92522



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FOR RECORDER'S OFFICE USE ONLY 61

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

Project: Walgreens
Por. APN: 155-290-055
Address: 6426 Van Buren Blvd.

DX - 1528



QUITCLAIM DEED

The CITY OF RIVERSIDE, a California charter city and municipal corporation, does hereby remise, release, and forever quitclaim to **Arlington-Van Buren Investment, LLC, a California limited liability company**, that certain easement 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 September 22, 2010

CITY OF RIVERSIDE,
a California charter city and municipal corporation

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

Siobhan Foster
Public Works Director

BY

Deputy City Attorney

Attest

City Clerk

State of California

County of Riverside } ss

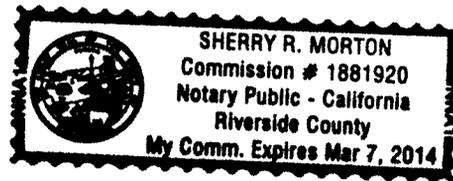
On September 22, 2010, before me, Sherry R. Morton, Notary Public,

personally appeared Siobhan Foster 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.

Sherry R. Morton
Notary Signature



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

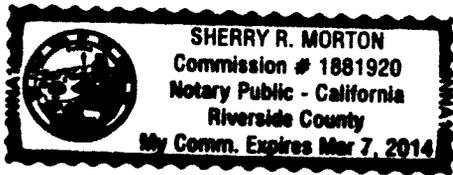
State of California

County of Riverside }

On October 4, 2010 before me, Sherry R. Morton, Notary Public,
Date Here Insert Name and Title of the Officer

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

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.

Signature: Sherry R. Morton
Signature of Notary Public

Place Notary Seal and/or Stamp 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: Quitclaim Deed DX # 1528

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

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

RIGHT THUMBPRINT OF SIGNER
 Top of thumb here

Signer Is Representing: _____

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

RIGHT THUMBPRINT OF SIGNER
 Top of thumb here

Signer Is Representing: _____

EXHIBIT "A"

Por. APN: 155-290-055

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

That portion of that certain easement and right-of-way into, over and through which to flow all water collected in and flowing through the canals and conduits constituting what is known as the Washington-Monroe Storm District and for pipe line or lines or other covered conduits granted to the City of Riverside by Deed recorded April 19, 1910 in Book 304 of Deeds, Page 100 et seq., and recorded April 19, 1910 in Book 304 of Deeds, Page 103 et seq., both Records of Riverside County, California, lying within Parcel "A" of Certificate of Compliance for Parcel Merger no. P09-0120 to Arlington-Van Buren Investment, LLC, a California limited liability company, recorded May 4, 2010 as Document No. 2010-0203850, Official Records of Riverside County, California, said parcel of land being more particularly described as follows:

That portion of the Southeast one-quarter of fractional Section 36, Township 2 South, Range 6 West, of Rancho La Sierra, on file in Book 6 of Maps at Page 70 thereof, Records of Riverside County, California, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 36, as said corner is shown upon a Record of Survey on file in Book 15, Page 39 of Records of Survey, Records of Riverside County, California, said corner being the intersection of the centerline of Arlington Avenue and Van Buren Boulevard (formerly known as Van Buren Street), as shown on said Record of Survey;

Thence N.89°40'00"W. along said centerline of Arlington Avenue, a distance of 20.00 feet to an angle point therein;

Thence continuing along said centerline of Arlington Avenue N.83°10'00"W., a distance of 99.88 feet, more or less to an intersection with the Southeasterly prolongation of the Southwesterly line of that certain drainage right of way conveyed to the City of Riverside by Deed recorded April 19, 1910 in Book 304, Page 103 of Deeds, Records of Riverside County, California;

Thence leaving the centerline of said Arlington Avenue N.27°38'20"W. along said Southeasterly prolongation of the Southwesterly line of said drainage right of way, a distance of 72.78 feet to a point in the Northerly line of the property granted to the City of Riverside as shown in Grant Deed recorded October 27, 2008 as Document no. 2008-0571474, Official Records of Riverside County, California, said point being the **TRUE POINT OF BEGINNING**;

Thence continuing along said Southwesterly line N.27°38'20"W., a distance of 273.66 feet to an angle point;

Thence N.32°27'20"W., a distance of 451.58 feet to the Southwesterly terminus of that certain course in the Southeasterly boundary of Parcel 1150-1E, shown as being

"N57°31'53"E, 64.86" per Record of Survey on file in Book 60, Pages 11 through 14 of Records of Surveys, Records of said County;

Thence along said course, N.57°32'29"E., a distance of 65.00 feet to the Northeasterly line of the land described in Grant Deed recorded December 4, 2009 as Document no. 2009-0627029, Official Records of Riverside County, California;

Thence leaving said course and along said line, S.32°27'35"E., a distance of 244.82 feet to the Northerly line of Parcel 1 shown in Grant Deed recorded April 18, 1977 as Instrument no. 65298, Official Records of Riverside County, California;

Thence S.89°42'05"E. along said Northerly line, a distance of 273.87 feet to a line parallel with and 65.00 feet Westerly of the centerline of said Van Buren Boulevard;

Thence S.00°17'55"W. along said parallel line, a distance of 427.49 feet to the beginning of a curve, concave Northwesterly, having a radius of 30.00 feet;

Thence Southwesterly along said curve through a central angle of 96°32'05" an arc length of 50.55 feet to said Northerly line of Document no. 08-0571474, Official Records of Riverside County, California;

Thence N.83°10'00"W. along said Northerly line, a distance of 55.31 feet to the **TRUE POINT OF BEGINNING**.

This document is intended to quitclaim any and all City of Riverside interest in that easement and right-of-way into, over and through which to flow all water collected in and flowing through the canals and conduits constituting what is known as the Washington-Monroe Storm District and for pipe line or lines or other covered conduits on said Deed. This document is not intended to amend any other easements recorded prior to or subsequent thereto.

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

 9/1/2010 Prep. EV
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/11



R.S.
60/11-14
PARCEL
1150-1E

NOTE

All bearings and distances are shown per C.O.C. P09-0120, recorded 5/4/10, as Document no. 203850, O.R. Riv. Co., Ca.



QUITCLAIM AREA

Storm Water easement to the City of Riverside, rec. 4/19/10, B. 304, P. 100 & 103 of Deeds, Rec. Riv. Co., Ca.

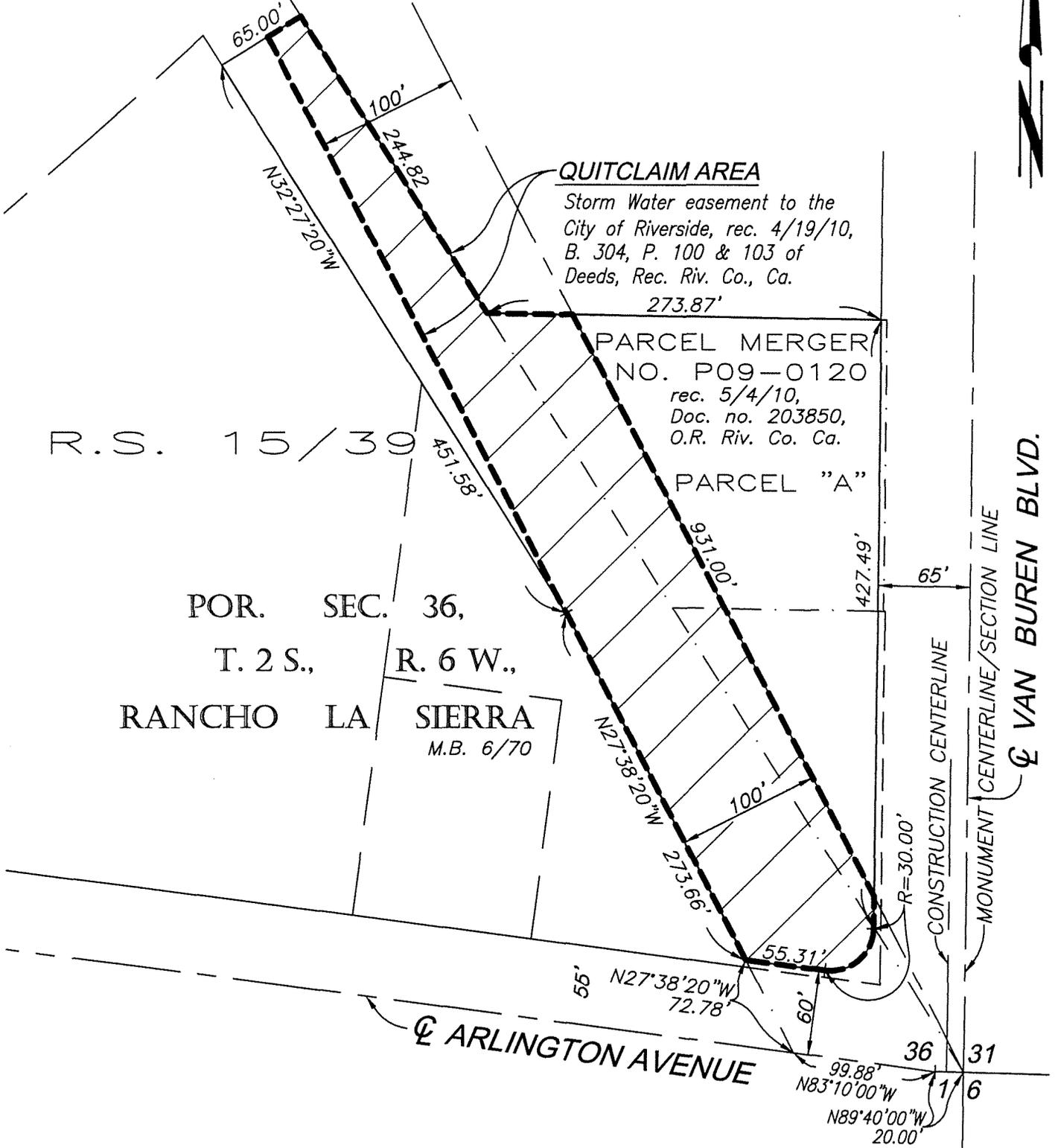
273.87'

PARCEL MERGER
NO. P09-0120
rec. 5/4/10,
Doc. no. 203850,
O.R. Riv. Co. Ca.

PARCEL "A"

R.S. 15/39

POR. SEC. 36,
T. 2 S., R. 6 W.,
RANCHO LA SIERRA
M.B. 6/70



• 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 1

SCALE: 1"=100'

DRAWN BY: EV

DATE: 8/27/10

SUBJECT: STORM WATER EASEMENT QUITCLAIM

DX1528