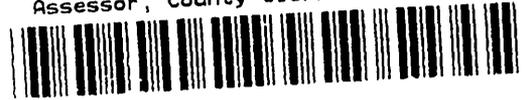


When recorded mail to:

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

DOC # 2008-0075956
02/15/2008 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)

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Project: Magnolia Avenue Grade Separation
APN: 225-052-009
Address: 6214 Magnolia Avenue

D- 3/13/08

b [C]

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Clear Channel Outdoor**, does hereby remise, release, and forever quitclaim to the CITY OF RIVERSIDE, a municipal corporation of the State of California, its successors and assigns, 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 11/14/07

Clear Channel Outdoor

BY: [Signature]

Name: John F. Carroll

Its: SO. CAL REAL ESTATE MGR.

BY: [Signature]

Name: BILL SANDUSKY

Its: R.E. REP.

ORIGINAL

GENERAL ACKNOWLEDGEMENT

State of California }
County of _____ } ss

On _____, before me _____
(date) (name)

a Notary Public in and for said State, personally appeared

Name(s) of Signer(s)

personally known to me - OR - 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.

Signature

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:

**CERTIFICATE OF ACCEPTANCE
(Government Code Section §21027)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a 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, 2006 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 2/12/08

CITY OF RIVERSIDE

By: Amelia M. Valdez

Title: Real Property Manager

[Signature]
APPROVED AS TO FORM
SUPERVISOR OF PUBLIC WORKS

ACKNOWLEDGMENT

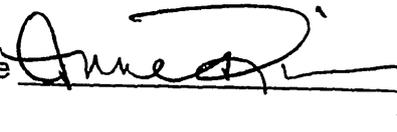
State of California
County of LOS ANGELES

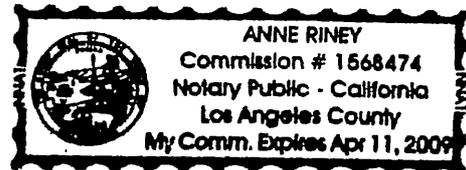
On August 24, 2007 before me, Anne Riney, Notary Public
(here insert name and title of the officer)

personally appeared John F. Carroll

personally known to me (or 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.

Signature 



(Seal)

ACKNOWLEDGMENT

State of California
County of LOS ANGELES

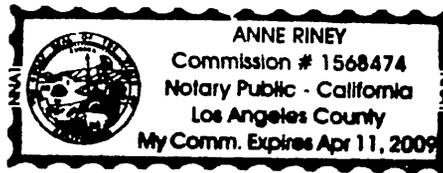
On December 26, 2007 before me, ANNE RINEY, NOTARY PUBLIC,
(here insert name and title of the officer)

personally appeared William Sandusky

personally known to me (or 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.

Signature 



(Seal)

EXHIBIT A

**MAGNOLIA AVENUE GRADE SEPARATION
FEE SIMPLE INTEREST
APN: 225-052-009**

**THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:**

**ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND
MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS
FOLLOWS:**

**COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHEAST QUARTER
OF THE NORTHWEST QUARTER OF SAID SECTION, WITH THE NORTH LINE OF THE
RIGHT OF WAY OF THE SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD, AS
DESCRIBED IN DEED RECORDED IN BOOK 163 PAGE 314 OF DEEDS, RIVERSIDE
COUNTY, RECORDS;**

THENCE WEST ALONG SAID NORTH LINE OF SAID RAILROAD RIGHT OF WAY, 434 FEET;

**THENCE AT A RIGHT ANGLE NORTH AND PARALLEL WITH EAST LINE OF SAID
NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 57 FEET,
MORE OR LESS, TO A POINT IN THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE AS
DESCRIBED IN DEED RECORDED MARCH 7, 1911 IN BOOK 329 PAGE 190 OF DEEDS,
RIVERSIDE COUNTY, RECORDS;**

**THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF MAGNOLIA AVENUE
100 FEET FOR THE POINT OF BEGINNING;**

**THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, A
DISTANCE OF 50 FEET;**

**THENCE AT A RIGHT ANGLE SOUTHEASTERLY 242.17 FEET TO A POINT 74.1 FEET
NORTH FROM THE RIGHT OF WAY OF SAID RAILROAD WHEN MEASURED ON A LINE AT
RIGHT ANGLES THERETO;**

**THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY
AND 74.1 FEET NORTHERLY THEREFROM, 105.75 FEET TO A POINT 149 FEET, SOUTH 62°
30' EAST FROM SAID SOUTHEASTERLY LINE OF MAGNOLIA AVENUE;**

THENCE NORTH 62° 30' WEST, 149 FEET TO THE POINT OF BEGINNING.

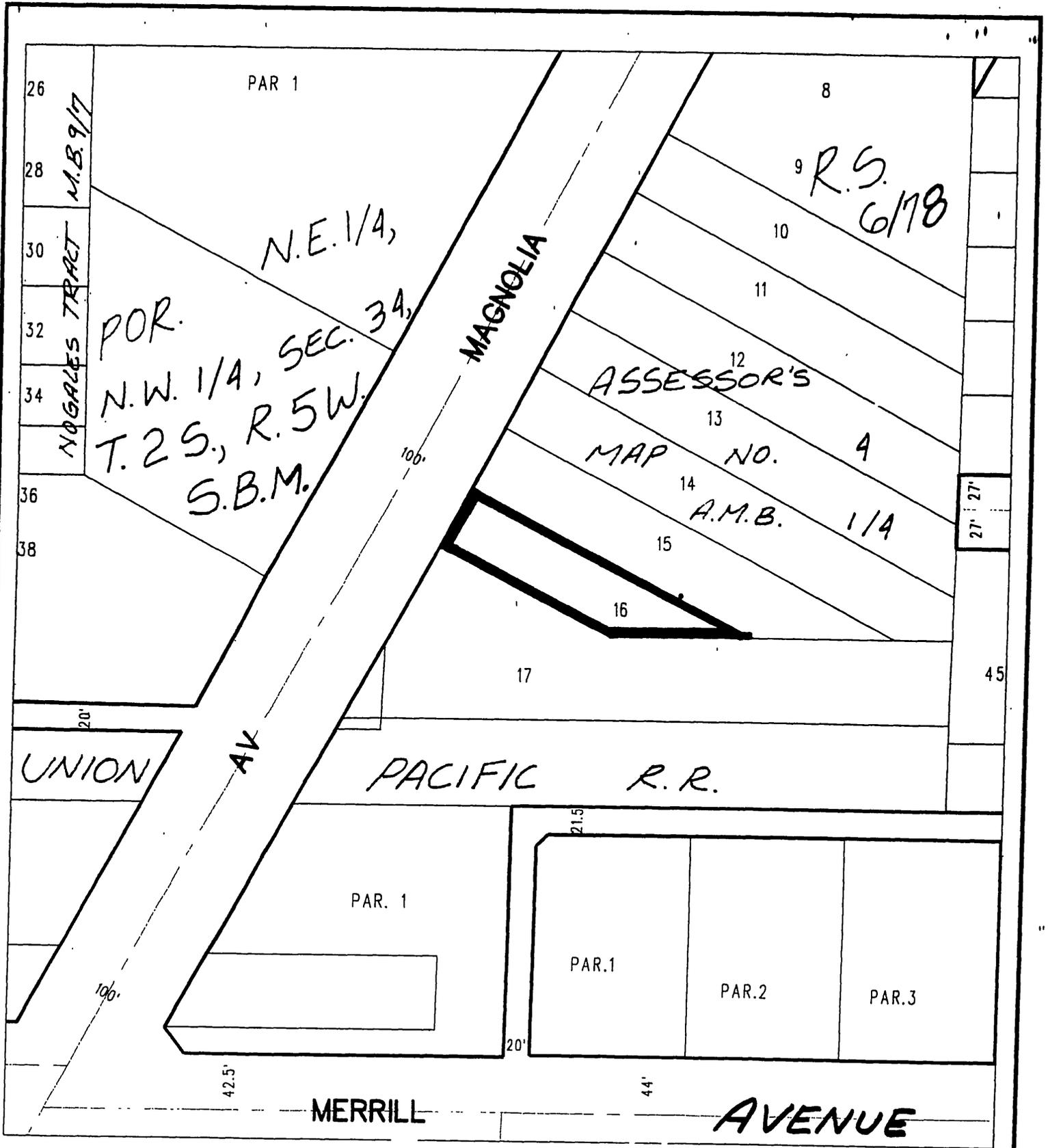
SAID PROPERTY IS ALSO SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 6 PAGE 78 OF RECORDS OF SURVEY, RIVERSIDE COUNTY, RECORDS.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 9,773 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.

 7/3/07 Prep. E.V.
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/07





◆ **CITY OF RIVERSIDE, CALIFORNIA** ◆

38-8
53-2

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: 07/02/07

Subject: Magnolia Avenue

16177