

RECORDING REQUESTED BY

When Recorded Mail To

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
464 W. 4th STREET, 6th FLOOR
SAN BERNARDINO, CA 92401-1400
Attention Record Maps- MS 980

FREE RECORDING:
This instrument is for the benefit of The State of California, and is entitled to be recorded without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax Code 11922)

Space above this line for Recorder's Use

QUITCLAIM DEED

District	County	Route	Postmile	Number
08	RIV	91	7.57	25192-1

CITY of CORONA, a municipal corporation organized and existing under and by virtue of the laws of the State of California, hereinafter called GRANTOR,

hereby releases and quitclaims to the State of California, Department of Transportation, hereinafter called STATE, all right, title and interest in and to all that real property in the City of Corona, County of Riverside, State of California, described as follows:

See attached Exhibit A for

Legal Description

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EXHIBIT 1

Number
25192

The GRANTOR hereby further grants to STATE all trees, growths (growing or that may hereinafter grow) and road building materials within right of way including the right to take water, together with the right to use same in such manner and at such location as the STATE may deem proper, needful or necessary for the construction, reconstruction, improvement, or maintenance of the highway.

The GRANTOR further understands that the present intention of the STATE is to construct and maintain a public highway on the lands hereby conveyed and the GRANTOR, for itself and its successors and assigns, hereby waive any and all claims for damages to GRANTOR's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping or maintenance of the highway.

Dated: _____

CITY of CORONA, a California
Municipal Corporation

By

JACOB E. ELLIS
City Manager

Attest

SYLVIA EDWARDS
City Clerk

This is to certify that the State of California, acting by and through the Department of Transportation (according to Section 27281 of the Government Code), accepts for public purposes the real property described in this deed and consents to its recordation.

Dated _____

By _____
ANTHONY F. TAVARES
Director of Transportation

By _____
Attorney in Fact
THOMAS J. OATMAN
Senior Transportation Surveyor
Right of way & Land Surveys

Exhibit "A"

That portion of Section 30, Township 3 South, Range 6 West, San Bernardino Meridian as shown by the sectionalized survey of Rancho El Sobrante de San Jacinto recorded in Book 7, Page 10 of Maps in the Office of the County Recorder, County of San Bernardino, State of California, in the City of Corona, County of Riverside, State of California, described as follows:

BEGINNING at the Northwesterly corner of Parcel 1 as described in a deed to RADIO ROAD LLC, a Delaware limited liability company recorded on June 4, 2024 as Doc No 2024-0161488 in Official Records in the Office of the County Recorder of said county, said corner also being the intersection of the center line of former Parkridge Avenue with the Southeasterly Right of Way of State Highway 91 as shown on the State of California Monumentation Map CS 205-161 on file in office of the County Surveyor of said county;

thence South 10°55'54" East 33.94 feet along the westerly line of said parcel;

thence South 37°24'50" East 79.39 feet along said line;

thence South 45°21'14" East 90.24 feet along said line;

thence South 43°00'27" East 37.06 feet along said line;

thence South 43°44'38" East 13.11 feet along said line to the beginning of a non-tangent curve being concave southeasterly and having a radius of 54.00 feet, a radial line to said beginning bears North 19°40'43" West; thence Southwesterly 30.69 feet along said curve through a central angle of 32°33'31" to a point on the Westerly line of former Parkridge Avenue as shown on said map, a radial line to said point bears North 52°14'13" West;

thence North 43°44'38" West 9.19 feet along said Westerly line;

thence North 43°05'32" West 37.98 feet along said line;

thence South 48°21'47" West 9.74 feet along said line to the beginning of a non-tangent curve being concave northeasterly and having a radius of 1040.00 feet, a radial line to said beginning bears South 48°21'47" West; thence Northeasterly 76.68 feet along said curve and westerly line of former Parkridge Avenue through a central angle of 04°13'28" to a point which a radial line bears South 52°35'15" West;

EXHIBIT "A"
continues on next page

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Exhibit "A"
(continued)

thence North 37°24'50" West 98.96 feet along said line to the beginning of a non-tangent curve being concave Southeasterly and having a radius of 1500.00 feet, said beginning also being on said Southeasterly Right of Way of State Highway 91, a radial line to said beginning bears North 68°57'16" West; thence Northeasterly 38.15 feet along said curve and right of way through a central angle of 1°27'26" to the beginning of a compound curve being concave Southeasterly and having a radius of 500.00 feet, a radial line to said beginning bears North 67°29'50" West; thence Northeasterly 14.24 feet along said curve and right of way through a central angle of 1°37'53" to a point which a radial line bears North 65°51'57" West and the **POINT OF BEGINNING.**

The distances used in the above description are in grid U.S. Survey Feet on the California Coordinate System of 1983, Zone 6 (Epoch 2007.00). Divide the grid distances shown above by 0.99995750 to obtain ground level distances. See State of California, Department of Transportation R/W Map No. RW000363-01 & 02 on file in the District Office.

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The attached real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act in the State of California.

Signature Thomas Oatman
Professional Land Surveyor

Date 5-07-25

