

RECORDING REQUESTED BY:

CITY OF BEAUMONT

WHEN RECORDED RETURN TO AND
MAIL TAX STATEMENTS TO:

Lizmarto, LP
764 W. Ramona Expressway, Suite C
Perris, CA 92571

APN: AFFECTS 418-201-12

SPACE ABOVE THIS LINE RECORDER'S USE ONLY

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, The City of Beaumont, a general law city ("Grantor"), hereby quitclaims to Lizmarto, L.P., a California limited partnership ("Grantee"), in an as-is, where is basis, all of its right title and interest, if any without any representation regarding the nature of such right title and interest, in the following described real property in the City of Beaumont, County of Riverside, State of California:

The real property described in Exhibit "A" and depicted in Exhibit "B" attached hereto and made a part hereof by this reference.

It is understood and agreed that the City of Beaumont shall not incur any liability with respect to this quitclaim deed, and the grantee shall indemnify and defend the City from and against any costs of liabilities associated with the same.

EXPRESSLY RESERVING AND EXCEPTING THEREFROM an easement or easements for all existing public or quasi-public utilities of any kind and drainage facilities whether of record or not of record.

GRANTOR:

The City of Beaumont, a general law city

By: _____
Mayor, City of Beaumont

Dated: _____, 2020

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, 2020, before me, _____,
notary public, personally appeared _____ 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: _____ (Seal)

EXHIBIT "A" – LEGAL DESCRIPTION

ALL THAT PORTION OF THE PUBLIC PARK OF BLOCK 130 AS SHOWN ON AMENDED MAP OF THE TOWN OF BEAUMONT, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGES 16 AND 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PUBLIC PARK, SAID CORNER ALSO BEING THE INTERSECTION OF THE EAST LINE OF EUCLID AVENUE (80 FEET WIDE) WITH THE SOUTH LINE OF FOURTH STREET (80 FEET WIDE), AS SHOWN ON SAID MAP, **THENCE** SOUTH 89° 46' 21" EAST ALONG SAID SOUTH LINE OF FOURTH STREET, A DISTANCE OF 104.10 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 967.00 FEET, AND A RADIAL LINE THROUGH SAID POINT BEARS NORTH 07°07'33" EAST, SAID CURVE ALSO BEING 33.00 FEET SOUTHERLY AND PARALLEL TO CENTERLINE OF FOURTH STREET AS SHOWN ON STATE OF CALIFORNIA RIGHT OF WAY MAP, RECORDED AS COUNTY SURVEYOR MAP NO. 204-91, RECORDS OF RIVERSIDE COUNTY, DATED SEPTEMBER 4, 1962;

THENCE EASTERLY ALONG THE ARC OF SAID PARALLEL CURVE THROUGH A CENTRAL ANGLE OF 11° 35' 12", AN ARC LENGTH OF 195.55 FEET;

THENCE SOUTH 71° 17' 15" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 3.56 FEET TO A POINT WHICH LIES 92.00 FEET WESTERLY MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF BEAUMONT AVENUE;

THENCE SOUTH 00° 15' 08" WEST PARALLEL TO SAID CENTERLINE OF BEAUMONT AVENUE, A DISTANCE OF 19.48 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PORTION OF LAND CONVEYED TO THE STATE OF CALIFORNIA RECORDED SEPTEMBER 11, 1959 AS INSTRUMENT NO. 77992 BOOK 2542 PAGE 433, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 77° 44' 25" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 304.62 FEET TO THE **POINT OF BEGINNING**.

ALSO SHOWN ON EXHIBIT "B" ATTACHED HERETO AND HEREBY MADE A PART HEREOF.

AREA: 5,872 S.F.




STEVEN H. RITCHEY

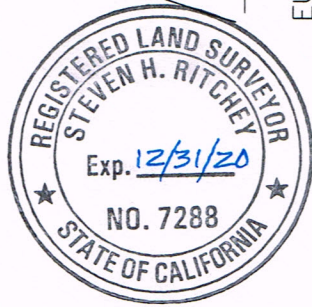
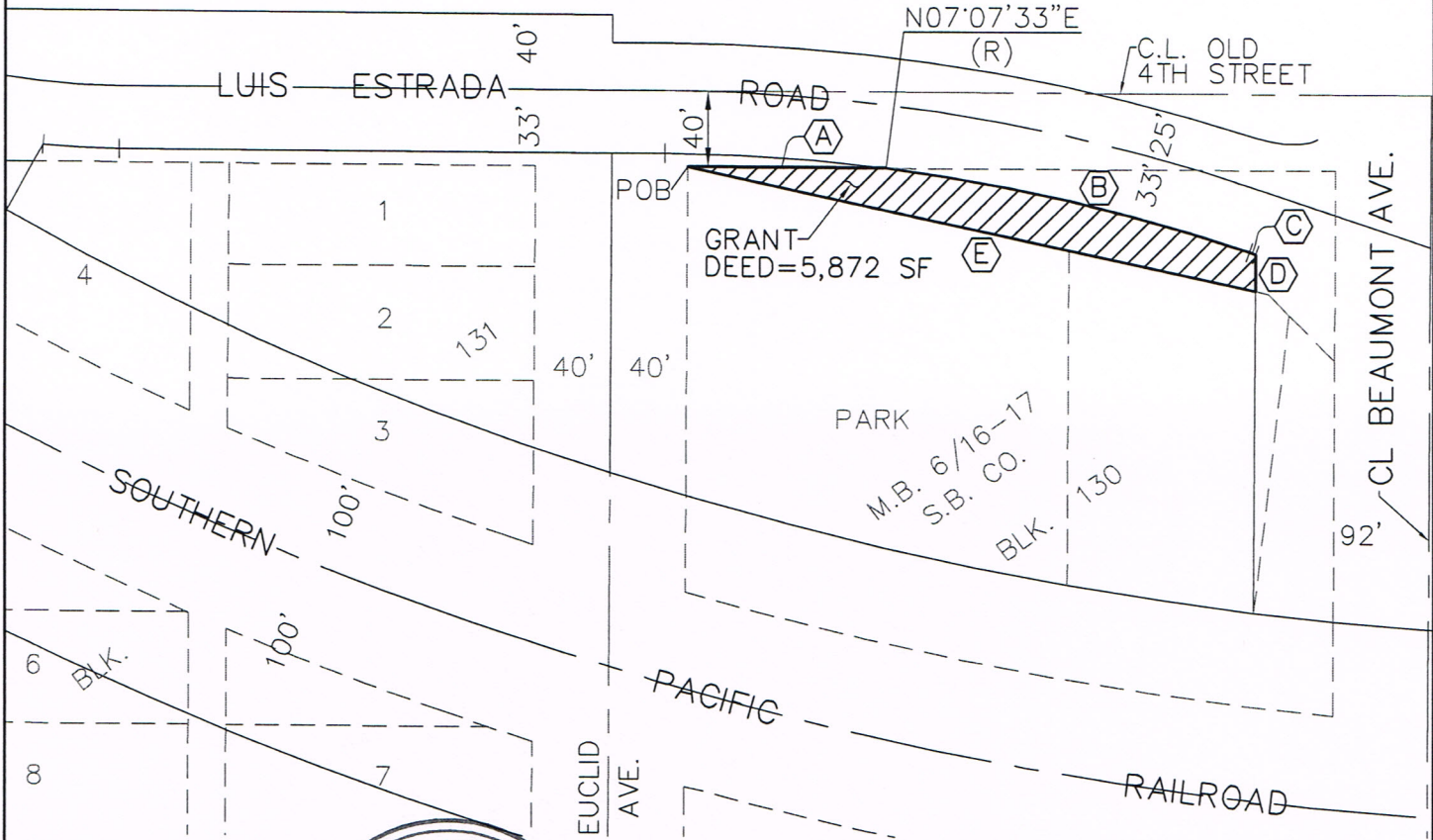

DATE

EXHIBIT "B" - PLAT MAP

SECTION 10, TOWNSHIP 3S, RANGE 1W



SCALE 1"=100'



LEGEND:
 AREA TO BE
 DEEDED OVER
 AFTER VACATION
 IS COMPLETE.



Steven H. Ritchey 8/4/2020
 STEVEN H. RITCHEY DATE

LINE & CURVE DATA

△	DELTA/BEARING	RADIUS	LENGTH	TANGENT
A	S89°46'21"E	---	104.10'	---
B	11°35'12"	967.00'	195.55'	98.11'
C	N71°17'15"W	---	3.56'	---
D	N00°15'08"E	---	19.48'	---
E	S77°44'25"E	---	304.62'	---

SHEET 1 OF 1

LEC
 LAND
 ENGINEERING
 CONSULTANTS, INC.
 P.O. BOX 541, 650 AVENUE K, CALIMESA, CALIFORNIA 92320
 PH: (909) 795-8882