

COPY

DOC # 2015-0531326

12/07/2015 03:24 PM Fees: \$27.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

When recorded mail to:

SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

This document was electronically submitted to the County of Riverside for recording
Received by: MARIA #309

FOR RECORDER'S OFFICE USE ONLY

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

Project: P15-0962
APN: 138-030-031-7 TRA NO. 009-176
Address: N.E. corner La Sierra Ave and Indiana Ave
Order No. 210-1679834-02
DOCUMENTARY TRANSFER TAX \$176.00

DX -

1742

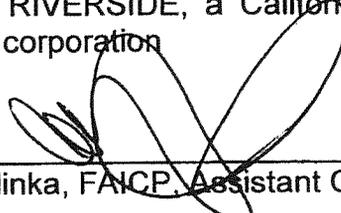
QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **CITY OF RIVERSIDE, a California charter city and municipal corporation**, does hereby remise, release, and forever quitclaim to **Riverside Holdings, LLC, a California Limited Liability Company**, the real property 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 December 4, 2015

CITY OF RIVERSIDE, a California charter city and municipal corporation

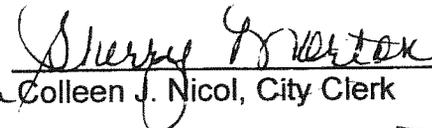
By


Al Zelinka, FAICP, Assistant City Manager for
John A. Russo, City Manager

APPROVED AS TO FORM:

BY: 
CHIEF ASSISTANT CITY ATTORNEY

Attest


Colleen J. Nicol, City Clerk

ACKNOWLEDGMENT

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 Riverside } ss

On December 4, 2015, before me, Lorena Verducco, Notary Public,

notary public, personally appeared, Al Zelinka and Sherry Morton

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.

Lorena Verducco
Notary Signature



DX-1742

**EXHIBIT A
LEGAL DESCRIPTION**

McMILLAN STREET VACATION

That portion of Lot 13 in Block 39 of the Lands of the Riverside Land and Irrigating Company as shown by map on file in Book 1 of Maps, page 72 thereof, Records of San Bernardino County California, said portion also lying within that certain parcel described in deed to the State of California recorded October 15, 1958 as Instrument No. 73939, Official Records of Riverside County, California, being more particularly described as follows:

Commencing at the most Southerly corner of said Lot 13;

Thence North 55° 58' 56" East along the northwesterly right-of-way of Indiana Avenue, as shown on said Map, a distance of 102.06 feet to the easterly corner of said deed;

Thence North 33° 59' 27" West a distance of 10.10 feet to the beginning of a tangent curve concave to the southwest, having a radius of 530.00 feet;

Thence along said curve to the left, through a central angle of 01° 07' 29", an arc length of 10.40 feet to a point in a line parallel with and distant northwesterly 20.50 feet, measured at right angles, from said northwest right-of-way line and to the POINT OF BEGINNING;

Thence South 55°58'56" West along said parallel line a distance of 27.48 feet;

Thence North 79°01'32" West a distance of 34.64 feet to a point in a line parallel with and distant northeasterly 90.00 feet, measured at right angles, from the centerline of La Sierra Avenue (formerly Taylor Street);

Thence North 34°02'00" West, along said parallel line, a distance of 237.94 feet;

Thence North 29°51'33" West a distance of 27.03 feet;

Thence North 60°08'27" East a distance of 26.90 feet, to the most westerly corner of that certain parcel conveyed to Riverside Holdings, LLC, described in deed recorded May 27, 2014 as Document No. 2014-0191498, said corner also being in the northeasterly line of said deed to the State of California;

Thence South 29°51'33" East along said deed to the State of California a distance of 32.90 feet to the beginning of a tangent curve concave to the northeast, having a radius of 470.00 feet;

Thence along said curve to the left, through a central angle of 17° 29' 49", an arc length of 143.53 feet to a point of reverse curvature with a curve concave to the southwest, having a radius of 530.00 feet;

Thence along said curve to the right through a central angle of 12° 14' 26", an arc length of 113.23 feet to the POINT OF BEGINNING, the preceding three courses being on the northeasterly line of said deed to the State of California;

RESERVING THEREFROM permanent easements and rights-of-way for ingress and egress in favor of the City of Riverside, Riverside County Flood Control and Water Conservation District and for BNSF Railway over the real property described hereinabove;

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ALSO RESERVING THEREFROM a permanent easement and right-of-way for sanitary sewer facilities and for storm drain facilities in favor of the City of Riverside within the real property described hereinabove.

Contains 0.228 acres / 9,923 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.


12/16/2014
Jeffrey M. Barnes, PLS 7663, Exp. 12-31-14 Date

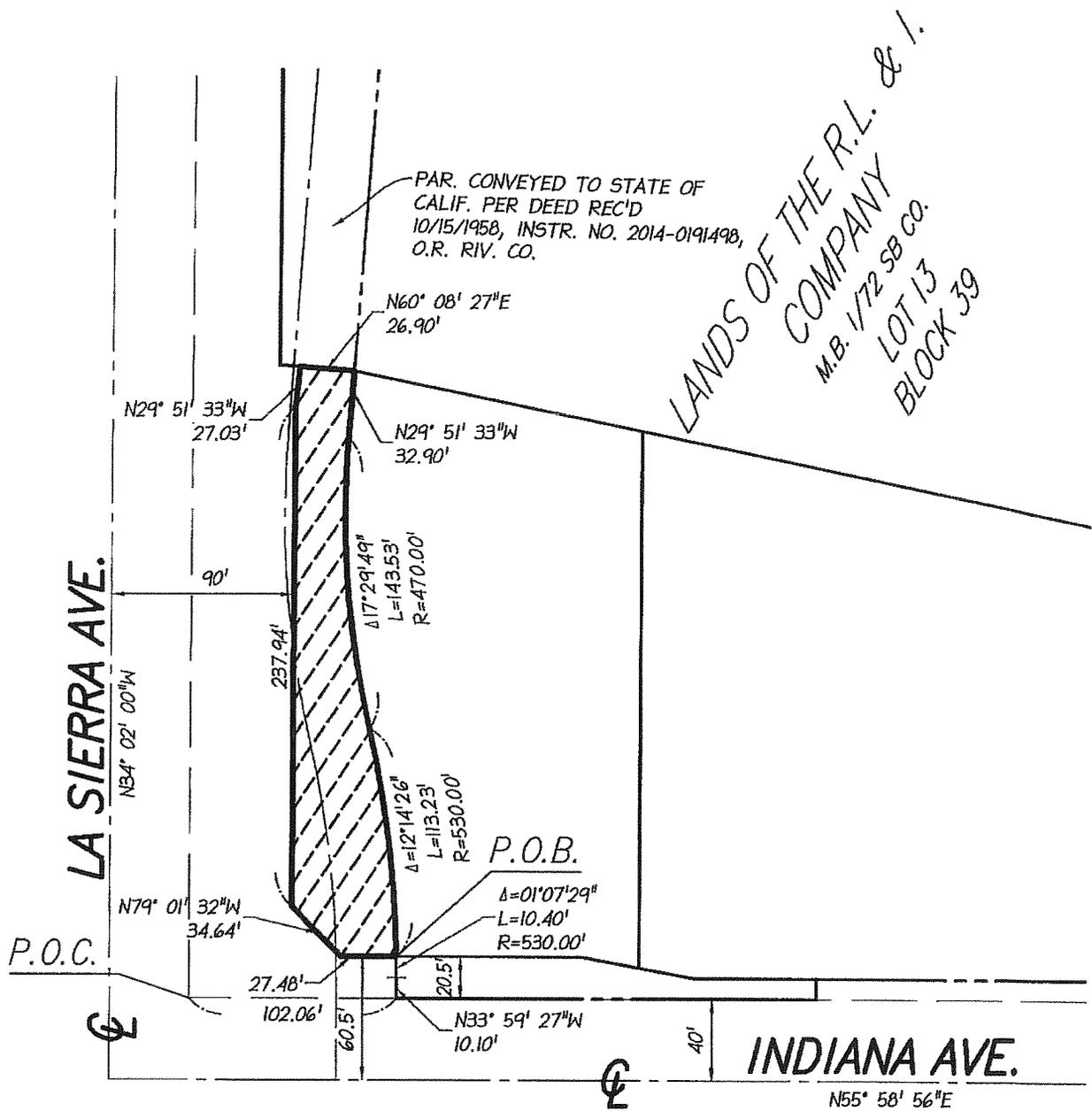


DESCRIPTION APPROVAL:

BY:  11/30/15
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

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LEGEND

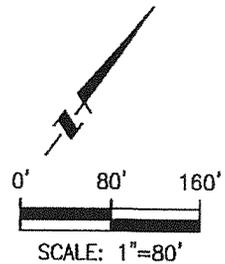
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
-  VACATION AREA



THIS EXHIBIT WAS PREPARED
UNDER MY DIRECTION:

Jeffrey M. Barnes 12/16/2014
JEFFREY M. BARNES, PLS 7663 DATE

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VACATION
PORTION OF LOT 13 BLOCK 39
RIVERSIDE LAND AND IRRIGATING
COMPANY M.B.1/72 S.B.CO.

PSOMAS
1500 IOWA AVENUE, SUITE 210
RIVERSIDE, CA 92507
(951) 787-8421 WWW.PSOMAS.COM

SHEET 1 OF 1
DRAFTED: JC
CHECKED: JMB
DATE: 12/01/2014
JOB NO.: 454.001