

**BOB DUTTON**

ASSESSOR - RECORDER - CLERK

468 First American Title Ontario

When recorded mail to:

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

Doc #: 2016-0316671



Titles: 1 Pages: 6

Fees 40.00

Taxes .00

Other .00

PAID 40.00

FOR RECORDER'S OFFICE USE ONLY**NOTE TO COUNTY RECORDER:****DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

Project: Quitclaim (partial) regarding Lot 7, Tract No. 17972

APN: 0281-421-03

DX - 1762**QUITCLAIM DEED**

The CITY OF RIVERSIDE, a California charter city and municipal corporation, does hereby remise, release, and forever quitclaim to **TLC Properties, Inc.**, a Louisiana corporation, all of the City of Riverside's right, title and interest under the documents and instruments described in Exhibit A attached hereto and incorporated herein by this reference to the extent encumbering Lot 7 of Tract No. 17972 as shown by map on file in Book 331, Pages 7 through 13, inclusive, of Maps, Records of San Bernardino County, California, except as reserved hereby unto the City of Riverside as to portions of said Lot as set forth in Exhibit A.

Dated June 19, 2016

CITY OF RIVERSIDE,
a California charter city and municipal corporation

Girish Balachandran,
Public Utilities General Manager

By

Todd Jorgenson
Utilities Assistant General Manager/Water

Attest

Colleen J. Nicol City Clerk

APPROVED AS TO FORM

Susan Aliso
DEPUTY CITY ATTORNEY

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

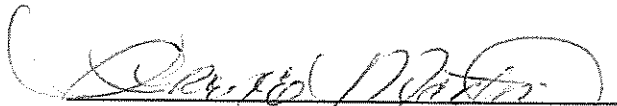
County of Riverside } ss

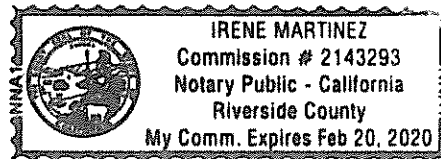
On June 19, 2016, before me, Irene Martinez,
notary public, personally appeared, Todd Jorgenson

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.


Notary Signature



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

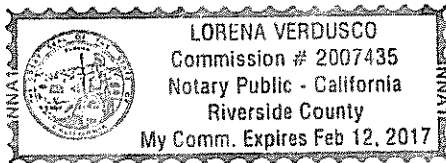
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Riverside)
 On July 25, 2016 before me, Lorena Verdusco, 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 Lorena Verdusco
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: APN: 0281-421-03 Document Date: June 19, 2016
 Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

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EXHIBIT A

Project: Parkcenter Well Site
A.P.N.: 0281-421-03

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

Those certain Covenant and Agreements Restricting the Right of Water Development by the Riverside Trust Company, Limited, and their successor's in interest, as contained in the agreement between the Riverside Trust Company, Limited, and Gage Canal Company, recorded July 19, 1912 in Book 511 of Deeds, Page 7 of Official Records of San Bernardino County, California, and also as contained in the subsequent modifications of said agreement, including among other things the covenant against development and exploration of water from the property herein described, with other property, said modifications of the agreements being recorded November 4, 1915 in Book 578 of Deeds, Page 363, January 29, 1917 in Book 605 of Deeds, Page 133 and December 21, 1923 in Book 819 of Deeds, Page 247 all Records of said County, lying within or encumbering the following described parcel:

Lot 7 of Tract No. 17972 as shown by map on file in Book 331, Pages 7 through 13, inclusive, of Maps, Records of San Bernardino County, California.

Also those rights to develop or install new wells or other appliances for the purpose of developing or obtaining water therefrom as reserved in Deed to Hellman Commercial Trust and Savings Bank, a corporation, recorded December 10, 1923 in Book 816 of Deeds, Page 369, together with certain modification and limitations defining the limits of said development, etc., recorded November 25, 1927 in Book 301 of Deeds, Page 138 of Official Records of San Bernardino County, California, lying within or encumbering the following described parcel:

Lot 7 of Tract No. 17972 as shown by map on file in Book 331, Pages 7 through 13, inclusive, of Maps, Records of San Bernardino County, California excepting therefrom **Parcel "A"** described as follows:

COMMENCING at the northwest corner of said Lot 7, being the southeast Right of Way of Parkcenter Circle South, also being the beginning of a non-tangent curve, concave to the northwest and having a radius of 270.50, a radial line to the beginning of said curve bears South 32°24'40" East,

THENCE northeasterly to the left along said curve and said southeast Right of Way, an arc length of 30.02 feet, through a central angle of 06°21'35", to a point parallel with and distant 30.00 feet northeasterly, measured at right angles from the southwest line of said Lot 7;

THENCE South 34°12'03" East, along said parallel line, a distance of 243.73 feet to the southwest line of said Lot 7 and the **POINT OF BEGINNING**;

Thence North 41°22'32" East, along the southeast line of said Lot 7 a distance of 50.00 feet;

Thence North 48°37'28" West, Perpendicular to said southeast line, a distance of 50.00 feet;

Thence South 41°22'32" West, a distance of 37.14 feet to said line parallel to the southwest line of said Lot 7;

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THENCE South 34°12'03" East, along said parallel line, a distance of 51.63 feet to the southeast line of said Lot 7 and the POINT OF BEGINNING;

EXCEPTING THEREFROM and reserving the sole and exclusive right to all underground waters naturally being or lying beneath the surface of said land lying within all of said Lot 7.

ALSO RESERVING THEREFROM a permanent nonexclusive easement for subsurface waterline facilities lying within **Parcel "B"** described as follows:



That portion of Lot 7 of Tract No. 17972 as shown by map on file in Book 331, Pages 7 through 13, inclusive, of Maps, Records of San Bernardino County, California lying southwesterly of the following described line:

COMMENCING at the northwest corner of said Lot 7, being the southeast Right of Way of Parkcenter Circle South, also being the beginning of a non-tangent curve, concave to the northwest and having a radius of 270.50, a radial line to said curve bears South 32°24'40" East, THENCE northeasterly to the left along said curve and said southeast Right of Way, an arc length of 30.02 feet, through a central angle of 06°21'35", to a point parallel with and distant 30.00 feet northeasterly, measured at right angles from the southwest line of said Lot 7 and to the **BEGINNING OF THE LINE DESCRIPTION**;

THENCE South 34°12'03" East, along said parallel line, a distance of 243.73 feet to the southwest line of said Lot 7 and the **END OF THE LINE DESCRIPTION**.

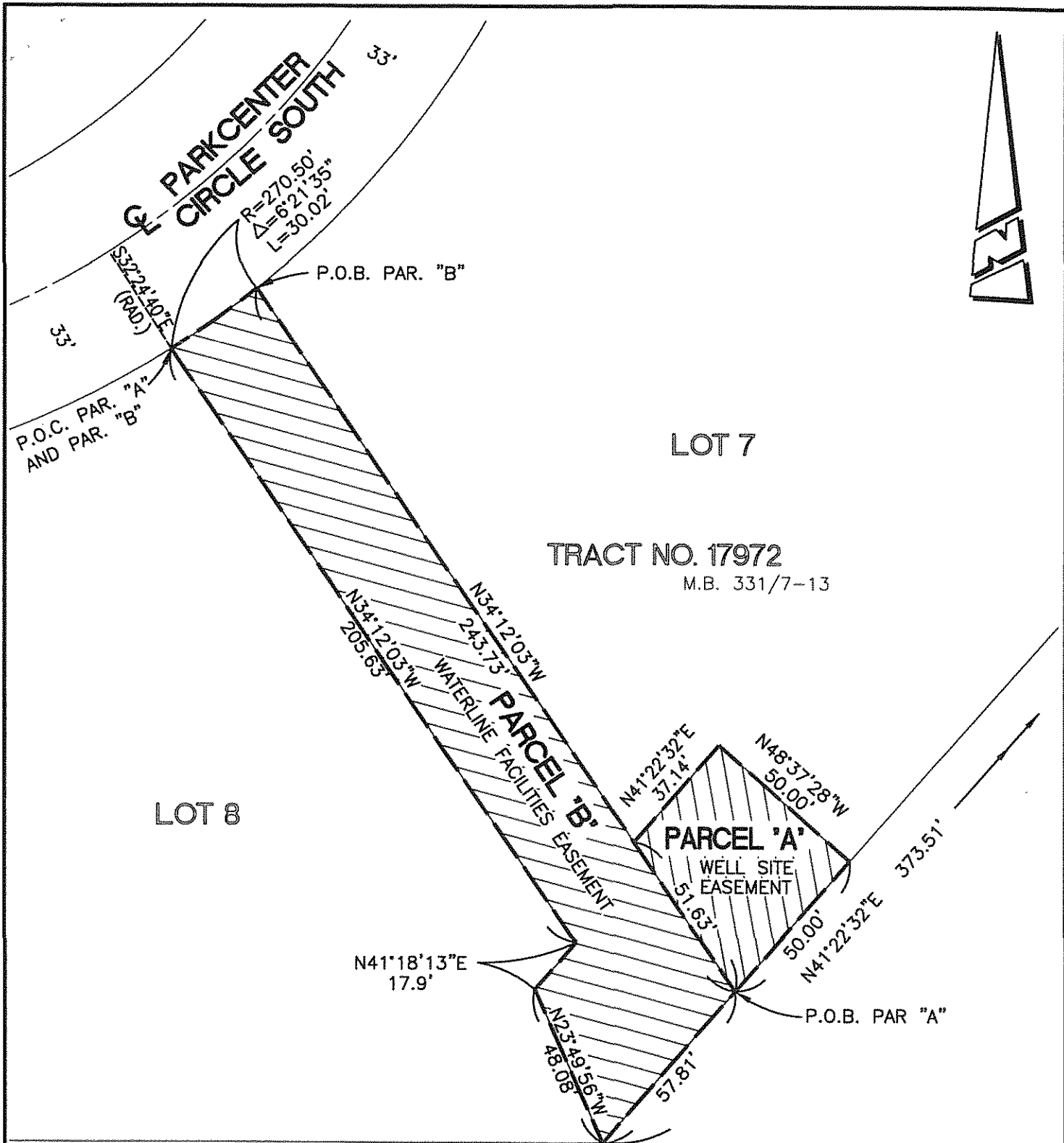
This Document is intended to quitclaim all City of Riverside's interests under deed recorded July 19, 1912 in Book 511 of Deeds, Page 7 of Official Records of San Bernardino County, California, and also as contained in said subsequent modifications of the agreements being recorded November 4, 1915 in Book 578 of Deeds, Page 363, January 29, 1917 in Book 605 of Deeds, Page 133 and December 21, 1923 in Book 819 of Deeds, Page 247 all Records of said County, and rights reserved in by deed recorded December 10, 1923 in Book 816 of Deeds, Page 369, together with certain modification and limitations defining the limits of said development, etc., recorded November 25, 1927 in Book 301 of Deeds, Page 138 of Official Records of San Bernardino County, California, lying within said Lot 7 as described above. It is not intended to amend or quitclaim any other easements or rights recorded prior to or subsequent to said document.

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

 7/19/16 Prep. 
Curtis C. Stephens, L.S. 7519 Date



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• 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"=40'

DRAWN BY CURT

DATE: 5/6/16

SUBJECT: 0281-421-03 WATER WELL EASEMENT - LOT 7 TR. NO. 17972

Dx1762