

Recording Requested By:
First American Title Company
Homebuilder Services Division

DOC # 2020-0337920
07/29/2020 08:00 AM Fees: \$56.00
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: Tract Map 37632, MB 473/28-33
Address: 6779 & 6789 Streeter Avenue
Portion APN: 190-263-030

DX - 1843

TRA: 009-002
6039092


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 **GDC-RCH Camden, L.P., a Delaware limited partnership**, 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 July 14, 2020

CITY OF RIVERSIDE, a California charter city and municipal corporation

Approved as to Form:

By: 
Anthony L. Beaumon
Deputy City Attorney

By 
Al Zelinka, FAICP, City Manager

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 July 14, 2020, before me, Iesha J. Shabazz,

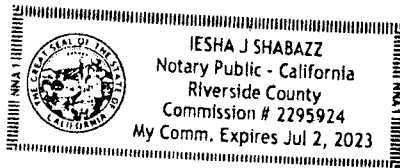
notary public, personally appeared, Al Zelinka

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.

Iesha J. Shabazz
Notary Signature



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)

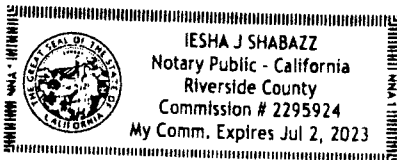
On July 14, 2020 before me, Iesha J. Shabazz, Notary Public,
Date Here Insert Name and Title of the Officer

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 Iesha J. Shabazz
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: Quitclaim Deed
Document Date: July 14, 2020 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: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Tract Map 37632, MB 473/28-33
Address: 6779 & 6789 Streeter Avenue
Portion APN: 190-263-030

Quitclaim Deed

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

That certain parcel described to the City of Riverside by Grant Deed recorded July 22, 1966, as Instrument No. 75189, Official Records of Riverside County, California, described as follows:

That portion of the East 5 acres of the South half of the South half of the Northeast quarter of the Southeast quarter of Section 32, T2S, R5W, S.B.&M., being more particularly described as follows:

Beginning at a point in the Westerly line of Streeter Avenue, 44 feet wide as measured Westerly at right angles from the center line of said Streeter Avenue, N0° 20'E, 133 feet from a point in the Northerly line of Lot 23 of Western Homes Tract, as shown by map on file in Book 24, Page 17 of Maps, Records of Riverside County, California;

Thence continuing N0° 20'E, along the Westerly line of said Streeter Avenue 7 feet;

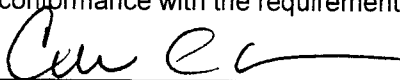
Thence S89°43'30"W, 210 feet;

Thence S0° 20'W, 7 feet;

Thence N89°43'30"E, 210 feet to a point in the Westerly line of said Streeter Avenue and the **Point of Beginning**.

The above described parcel of land contains 1,470 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.

 6/9/20 Prep. dhw
Curtis C. Stephens, L.S. 7519 Date





PARCEL 2
 RECORD OF SURVEY
 49/28

7' DEEDED FOR STREET
 RECORDED JULY 15, 1966
 AS INST. NO. 72756, O.R.
 RECORDS OF RIVERSIDE
 COUNTY, CALIFORNIA

N89°43'30"E 210.00'

VACATED BY
 TRACT MAP 37632
 MB 473/28-33

PARCEL 1
 RECORD OF SURVEY
 49/28

N00°20'00"E 140.00'

N00°20'00"E 140.00'

STREETER AVENUE

TO ROCHESTER ST.

TO ARLINGTON AVE.

SIERRA ST.

44'

N89°43'30"E 210.00'

20

21

22

23

WESTERN HOMES TRACT
 MB 24/16-17

• 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' = 50'

DRAWN BY: DBW DATE: 6/10/2020

SUBJECT: QUITCLAIM DEED EXHIBIT TRACT 37632

DEPARTMENT HEAD APPROVAL FORM
Contracts/Agreements

RECEIVED

JUL 13 2020

City of Riverside
City Clerk's Office

DATE: 06/10/2020

PARTIES: City of Riverside & GDC-RCH Camden, L.P., a Delaware limited partnership

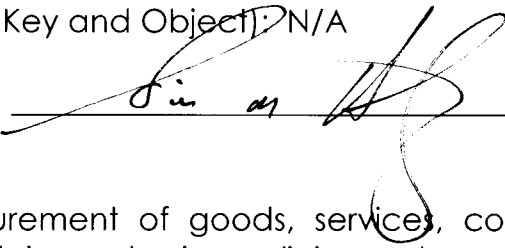
PROJECT DESCRIPTION: Quitclaim Deed associated with Tract Map 37632, internal alley acquired by Grant Deed, vacated on the map, followed by quitclaim deed from the City

SCOPE OF CONTRACT/SERVICE: N/A

IF AN AMENDMENT, REASON FOR AMENDMENT (e.g., more time needed, additional scope added, extension permitted from original contract, etc.):

DEPARTMENT: Public Works

BUDGET ACCOUNT (GL Key and Object): N/A

DEPT. HEAD APPROVAL:  _____

PROCUREMENT:

Verification that procurement of goods, services, construction, etc., was done in conjunction with the City's purchasing policies and procedure:

() Formal Procurement (Bid #, RFP #, panel, etc.): N/A

() Informal Procurement (Three quotes, single/sole source, under non-bidding threshold, etc.): N/A

() Emergency Procurement (date, event, etc.): N/A

() Requisition Number: N/A

() Date Approved by City Council/Board: N/A

Purchasing Division Validation: N/A Date: N/A

PLEASE RETURN TO: City Clerk's Office, Ext. 4276, DAlegria@riversideca.gov