



When recorded mail to:

COPY

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

FOR RECORDER'S OFFICE USE ONLY

Project: Easement Quitclaim
Por. APN: 191-020-013
Address: 6161 Van Buren Blvd.

DX - 1845

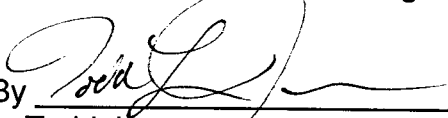
EASEMENT QUITCLAIM

The CITY OF RIVERSIDE, a California charter city and municipal corporation, does hereby remise, release, and forever quitclaim to 13011 Brookhurst LLC, a Wyoming Limited Liability Company, as to an undivided 78% interest and 6224 Vermont LLC, a Wyoming Limited Liability Company, as to an undivided 22% interest, as tenants in common, that certain easement 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 SEPTEMBER 1, 2020

**CITY OF RIVERSIDE,
a California charter city and municipal corporation**

Todd Corbin
Public Utilities General Manager

By 

Todd Jorgenson
Utilities Assistant General Manager/Water

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

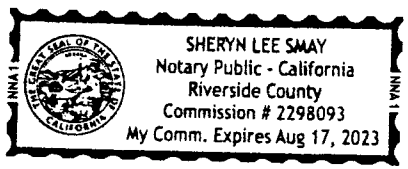
On SEPTEMBER 1, 2020, before me, SHERYN LEE SMAY,
notary public, personally appeared, TODD JORGENSEN

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.

Sheryn Smay
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)

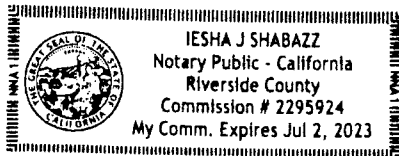
On September 10, 2020 before me, Iesha J. Shabazz, Notary Public,
Date Here Insert Name and Title of the Officer

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: _____
Document Date: _____ 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: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Easement Quitclaim
Por. APN: 191-020-013
Address: 6161 Van Buren Blvd.

This document is intended to quitclaim a portion of the 20 foot Waterline Easement reserved in City of Riverside Ordinance No. 3976 vacating the Southeast one-half of Bixler Avenue, recorded December 14, 1972 as Instrument No. 165116 of Official Records of Riverside County California, State of California, said portion of easement being described as follows:

All that portion of said 20 foot Waterline Easement lying within Lot 1 of Certificate of Compliance PW-016-923 recorded November 2, 1993 as Instrument No. 437825 of Official Records of said Riverside County, described as follows:

All of Parcel 1 of Parcel Map in the City of Riverside, County of Riverside, State of California, as per map on file in Book 7, Page 22 of Parcel Maps in the Office of the County Recorder of said County, and a portion of Parcel 1 of Parcel Map 15406, in the City of Riverside, County of Riverside, State of California, as per map on file in Book 80, Pages 6 and 7 of Parcel Maps in the Office of the County Recorder of said County, more particularly described as follows:

COMMENCING at the Northwesterly corner of Parcel 1 per said Parcel Map 15406, said point also being on the Easterly sideline of Van Buren Boulevard having a 70.00 foot half width as shown on said map, said point also being on the centerline of Bixler Avenue, vacated by Instrument No. 165116, recorded December 14, 1972 Official Records of Riverside County;

Thence Northeasterly along the Northwesterly line of said Parcel 1 and said centerline, North 55°40'25" East 53.15 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said line North 55°40'25" East 184.28 feet:

Thence South 00°29'11" East 102.62 feet;

Thence South 89°30'49" West 153.06 feet to the **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM that portion of said Parcel 1 lying Westerly of the Easterly line of of a Grant of Easement to the City of Riverside recorded April 27, 2009 as Document No. 2009-0205916 of Official Records of said County, also being the Westerly 4.00 feet of said Parcel 1 of said Map on file in Book 7, Page 22 of Parcel Maps .

This document is intended to quitclaim any and all City of Riverside interest contained in the above described documents, lying within said Lot 1 as described above. This document is not

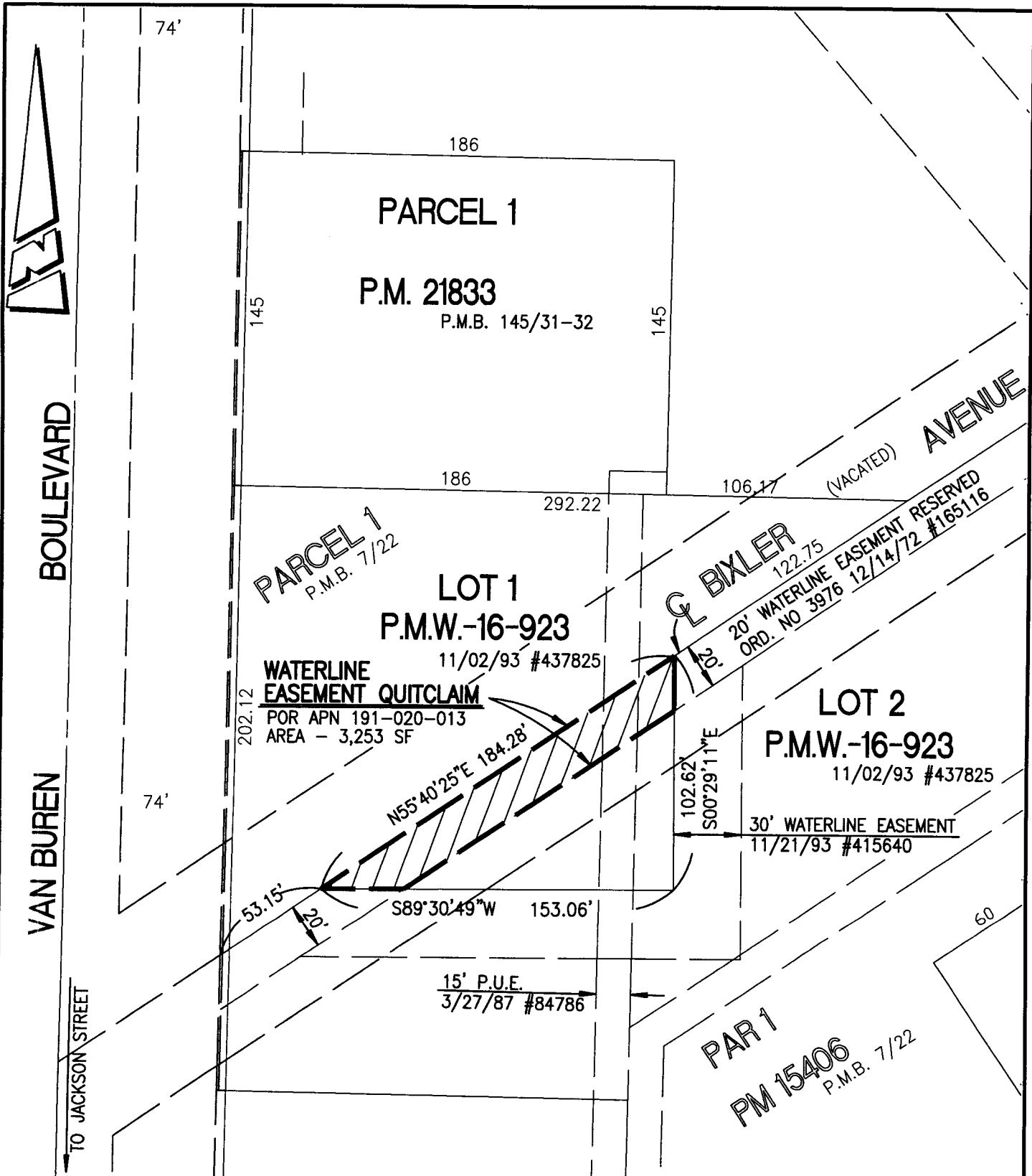
intended to amend or quitclaim any other easements or rights recorded prior to or subsequent to said document.

Area – 3,253 S.F. more or less

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

Curtis C. Stephens 8/19/10 Prep. (S)
Curtis C. Stephens, L.S. 7519 Date





• 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"=60' DRAWN BY: CURT DATE: 8/18/20 SUBJECT: WATERLINE EASEMENT QUITCLAIM - POR APN 191-020-013

DEPARTMENT HEAD APPROVAL FORM
Contracts/Agreements

DATE: September 1, 2020

PARTIES: City and 13011 Brookhurst LLC

PROJECT DESCRIPTION: 6161 Van Buren Blvd – Release of Waterline Easement

SCOPE OF CONTRACT/SERVICE: Easement Quitclaim

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

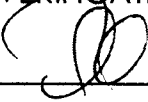
DEPARTMENT: Community & Economic Development

DIVISION MANAGER'S APPROVAL: _____

BUDGET ACCOUNT (GL Key and Object):

FUNDING AMOUNT:

CEDD FISCAL MANAGER VERIFICATION OF FUNDS: _____

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.): _____

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

() Emergency Procurement (date, event, etc.): _____

() Requisition Number: _____

() Date Approved by City Council/Board: _____

Purchasing Division Validation: _____ Date: _____

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