

Commonwealth Land Title Company

DOC # 2021-0198843
03/30/2021 12:56 PM Fees: \$36.00
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: NORMA #248

FOR RECORDER'S OFFICE USE ONLY

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

APN: 250-190-009
Address: 1393 University Avenue

DX - 1854

TMA: 009-004
9208784

QUITCLAIM DEED

City of Riverside Transfer Tax \$462.00
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 **Bailey California Properties, 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 March 22 2021

CITY OF RIVERSIDE, a California charter city and municipal corporation

By [Signature]
Al Zelinka, FAKCP, City Manager

Attest [Signature]
Eva Arseo, Interim City Clerk

APPROVED AS TO FORM:
BY: [Signature]
CHIEF ASSISTANT 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

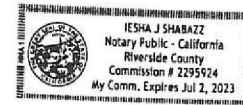
On March 22, 2021, before me, Iesha J Shabazz,
notary public, personally appeared, Al Zelinka and Eva Arseo

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]
Notary Signature



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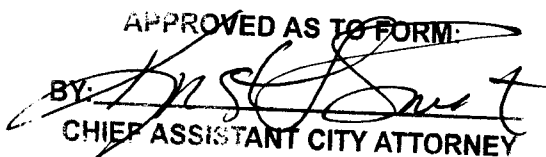
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Notary Signature

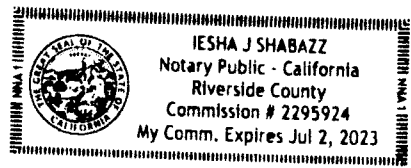


EXHIBIT "A"
LEGAL DESCRIPTION

A.P.N. 250-190-009

Address: 1393 University Avenue

That portion of Lot 60, in Section 19, Township 2 South, Range 4 West, S.B.M., of the Map Showing the Lands of the East Riverside Land Company, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Book 6, page 44, records of San Bernardino County, more particularly described as follows:

BEGINNING at a point on the westerly line of said Lot 60, a distance of 17.00 feet northerly of the southwesterly corner thereof, said point lying on the northerly line of University Avenue as it currently exists;

Thence North $00^{\circ}11'13''$ East, along said westerly line of Lot 60, a distance of 425.00 feet;

Thence South $89^{\circ}52'00''$ East, parallel with the southerly line of said Lot 60, a distance of 100.00 feet;

Thence South $00^{\circ}11'13''$ West, parallel with the westerly line of said Lot 60, a distance of 422.47 feet to a point on said northerly line of University Avenue;

Thence South $87^{\circ}58'30''$ West, along said northerly line of University Avenue, a distance of 67.62 feet to an angle point therein;

Thence North $89^{\circ}52'00''$ West, continuing along said northerly line, a distance of 32.43 feet to the **POINT OF BEGINNING**.

RESERVING THEREFROM an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES**, together with all necessary appurtenances, in, under, upon, over and along that certain real property being a strip of land 10 feet wide of the above described parcel with the centerline being described as follows:

BEGINNING at a point on the west line of said Lot 60 distant thereon North $00^{\circ}11'13''$ East, a distance of 317.00 feet from the Southwest corner thereof;

Thence South $89^{\circ}52'00''$ East, parallel with the southerly line of said Lot 60, a distance of 100.00 feet to the easterly line of the above described parcel and to the **END** of this centerline description

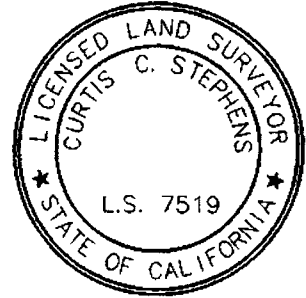
ALSO RESERVING THEREFROM an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal

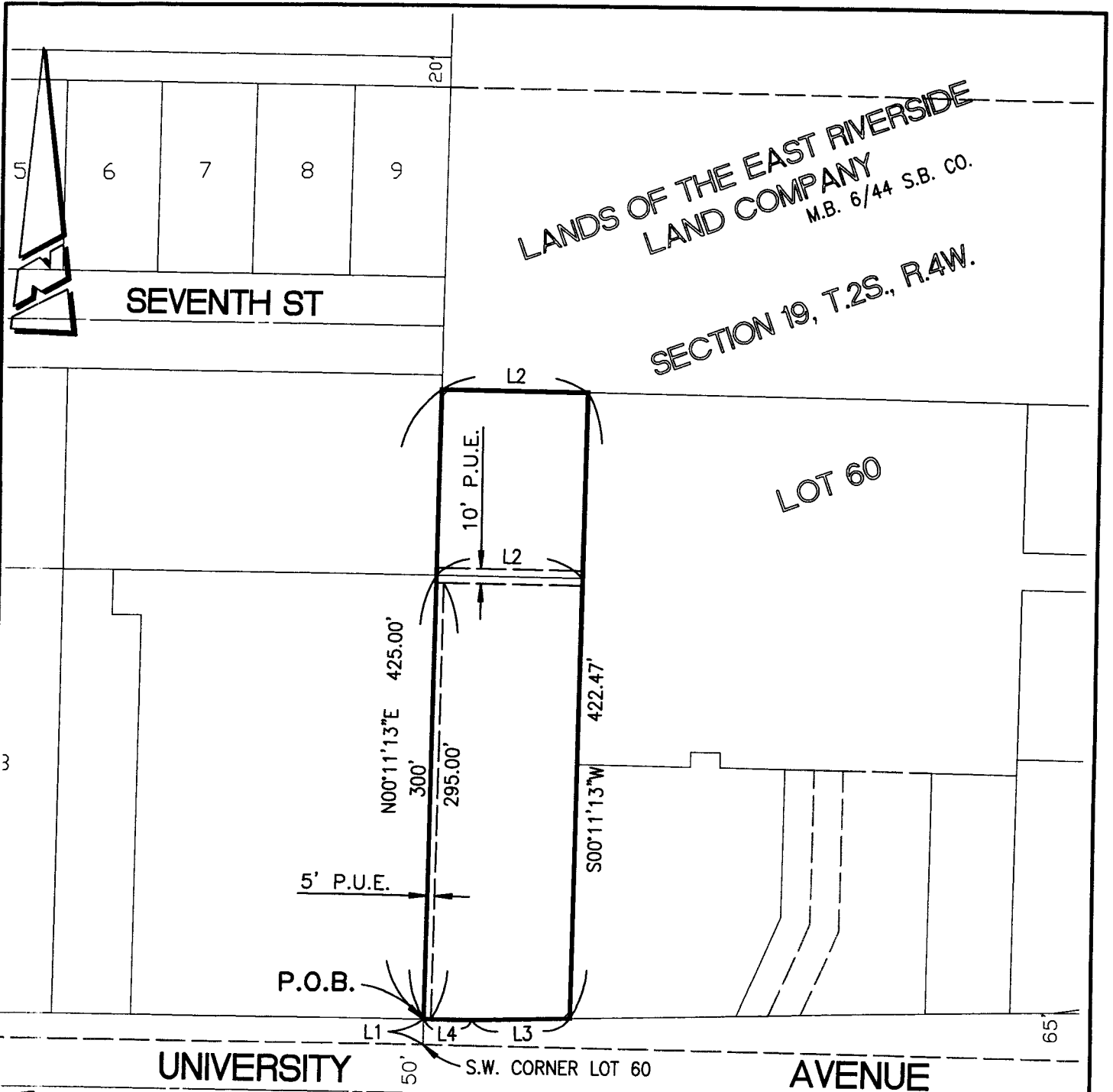
and removal of **ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES**, together with all necessary appurtenances, in, under, upon, over and along that certain real property being the southerly 295.00 feet of the westerly 5.00 feet of the above described parcel.

Area – 42,415.6 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 8/14/18 Prep. (e)
Curtis C. Stephens, L.S. 7519 Date





LINE DATA

L1	N00°11'13"E	17.00'
L2	S89°52'00"E	100.00'
L3	S87°58'30"W	67.62'
L4	N89°52'00"W	32.43'

• 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"=100'

DRAWN BY: CURT

DATE: 7/17/18

SUBJECT: 1393 UNIVERSITY AVENUE - APN 250-190-009