

When recorded mail to:

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

**COPY**

FOR RECORDER'S OFFICE USE ONLY

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

Project: PM 37591 – Sycamore RW  
APN:

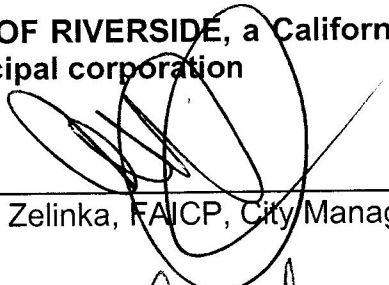
**DX - 1857**

**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 **Melrose, 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 September 20, 2021

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

By  \_\_\_\_\_  
Al Zelinka, FAICP, City Manager

APPROVED AS TO FORM

BY:  \_\_\_\_\_  
Deputy City Attorney

Attest  \_\_\_\_\_  
Donesia Gause, 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 20, 2021, before me, Iesha J Shabazz,

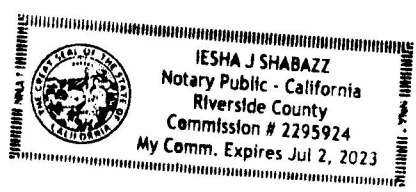
notary public, personally appeared, Al Zelinka

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 )

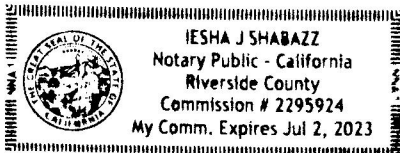
On September 22, 2021 before me, Iesha J. Shabazz, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Doncsia Gause  
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: September 20, 2021 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**

**PARCEL "A"**

That portion of the northwest quarter of Section 33, Township 2 South, Range 4 West, San Bernardino Meridian, according to the Official Plat thereof, in the City of Riverside, County of Riverside, State of California, described as follows:

COMMENCING at the intersection of the west line of said Section 33, having a bearing of South 1°07'13" West, with the northerly line of Central Avenue, as conveyed to the County of Riverside by a Grant Deed recorded April 20, 1973 as Instrument No. 50871 of Official Records of said County, having a northerly half width of 55.00 feet, said intersection being a point on a non-tangent curve, concave southerly, having a radius of 1254.94 feet, a radial line to said point bears North 10° 39' 19" West;

Thence easterly along said non-tangent curve and said northerly line, 120.51 feet through a central angle of 5°30'07";

Thence continuing along said northerly line, North 84°50'48" East, 795.92 feet to a curve in said northerly line, concave northerly, having a radius of 365.14 feet;

Thence easterly along said curve and said northerly line, 85.56 feet through a central angle of 13° 25' 34" to the southwesterly line of Sycamore Canyon Boulevard;

Thence along said southwesterly line, North 33°00'26" West, 50.51 feet to the most easterly corner of Parcel 19011-3 as described in Final Order of Condemnation recorded February 26, 2008 as DOC # 2008-0092111;

Thence around the limits of said Parcel 19011-3 the following 5 courses: South 78°51'49" West, 71.44 feet to the **TRUE POINT OF BEGINNING** and the beginning of a curve, concave northeasterly, having a radius of 65.62 feet;

Thence westerly along said curve 91.54 feet through a central angle of 79°55'41";

Thence North 21°12'30" West, 452.45 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 847.00 feet, said curve being on the southwesterly line of Sycamore Canyon Boulevard, a radial line to said point bears North 46°43'28" East, said point herein referred to as **POINT "A"**;

Thence southeasterly along said non-tangent curve and said southwesterly line, 151.79 feet through a central angle of 10°16'05";

Thence continuing along said southwesterly line, South 33°00'27" East, 392.84 feet to said most easterly corner of Parcel 19011-3;

Thence North 56°51'11" East, 73.97 feet to the southwesterly Right-of-Way of State Route 215 as shown on Caltrans Right of Way Appraisal Map, Map No. RW000231-02;

Thence along said southwesterly Right-of-Way the following 3 courses: North 33°08'49" West 394.78 feet to the beginning of a tangent curve, concave southwesterly having a radius of 919.95 feet;

Thence northerly along said curve 167.60 feet through a central angle of 10°26'17" to a point on said curve that bears North 42°55'37" East 73.14 feet from said POINT "A";

Thence non-tangent North 57°30'30" West 241.50 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 540.00 feet, said curve being parallel with and 40.00 feet northeasterly, measured at right angles, from the centerline of Improved Sycamore Canyon Blvd as shown on Caltrans Monumentation Map, Map No. RW000104-05 through RW000104-07, a radial line to said point bears North 47°03'20" East;

Thence parallel with said centerline the following three courses: southerly along said curve 141.99 feet through a central angle of 15°03'57" to an intersection with said southwesterly line of Sycamore Canyon Blvd, said southwesterly line being the northwesterly extension of the above referenced 847.00-foot radius curve, extended westerly from said POINT "A";

Thence continuing southerly along said 540.00-foot curve 27.26 feet through a central angle of 2°53'31";

Thence South 24°59'13" East, 519.01 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 65.62 feet, said curve is to be held tangent with the westerly extension of that portion of the southerly line of said Parcel 19011-3 with a bearing of South 78°51'49" West;

Thence southerly and easterly along said curve, 87.21 feet through a central angle of 76°08'58" to said westerly extension of the southerly line of said Parcel 19011-3;

Thence along said westerly extension North 78°51' 49" East, 5.97 feet to a point of cusp with the beginning of that previously said curve having a radius of 65.62 feet on the southerly line of Parcel 19011-3 and the **TRUE POINT OF BEGINNING**.

The bearings and distances used in the above description are based on the California Coordinate System of 1983, Zone 6. Multiply distances shown by 1.00005245 to obtain ground level-distances.

Containing 61,556 square feet (1.413 acres), more or less.

  
Ryan J. Wakefield, PLS 9117

8-11-2021

DATE



DESCRIPTION APPROVAL:

BY:  8/23/21  
DATE

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

**LEGEND:**

- PROPERTY LINE
- RIGHT OF WAY LINE
- C— STREET CENTERLINE
- COUNTY/CITY LIMITS

TPOB TRUE POINT OF BEGINNING

POC POINT OF COMMENCEMENT

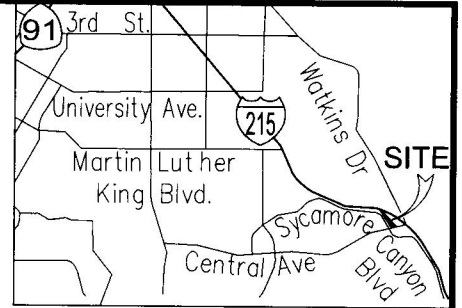
 STREET VACATION AREA

**EXHIBIT 'B'**

**VACATED AREAS:**

PARCEL 'A' TO BE VACATED  
AREA=61,556 SF

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 33°00'26" W	50.51'
L2	N 78°51'49" E	71.44'
L3	N 56°51'11" E	73.97'
L4	N 42°55'37" E	73.14'
L5	N 78°51'49" E	5.97'



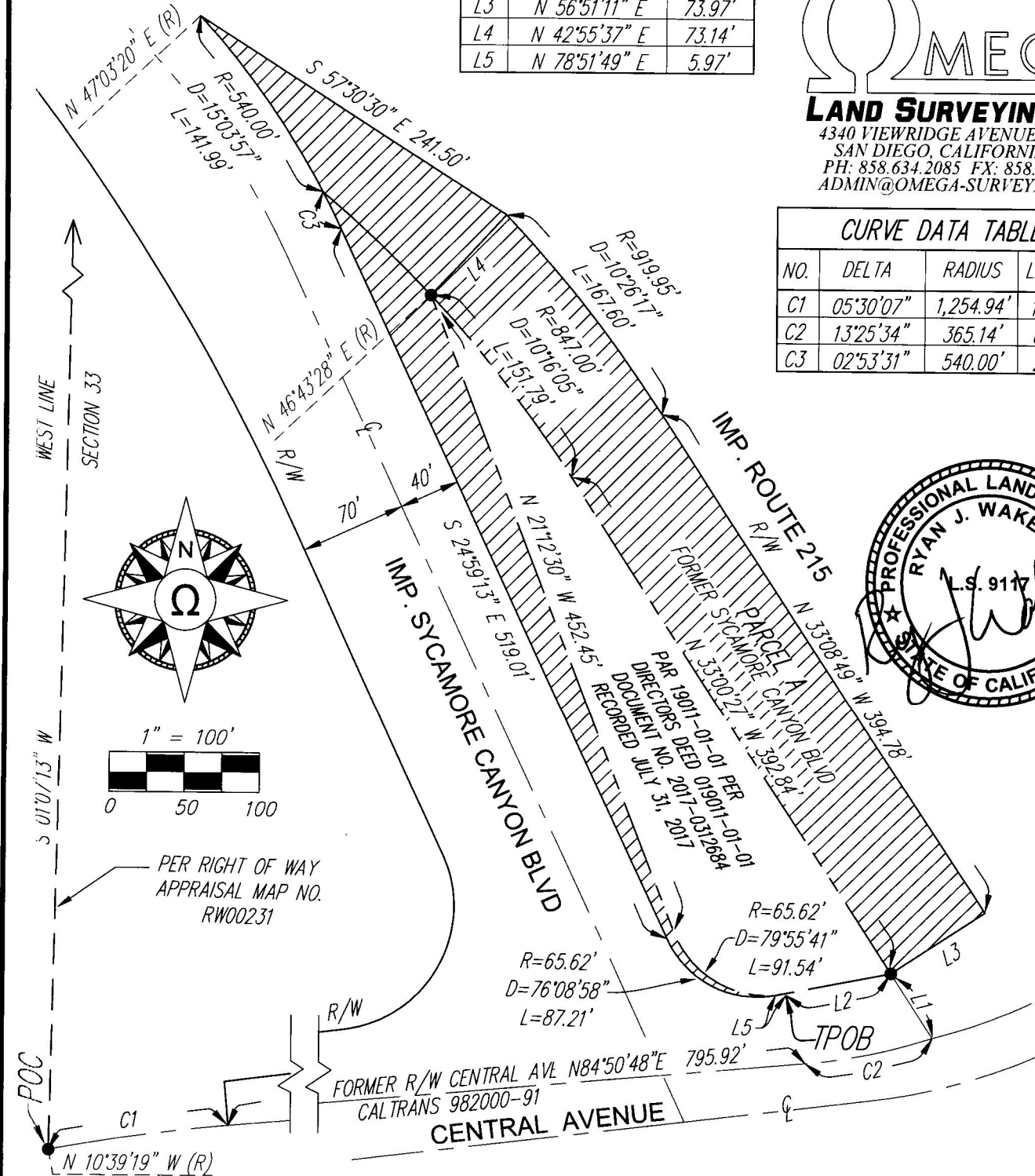
**VICINITY MAP**  
NO SCALE



**LAND SURVEYING, INC.**

4340 VIEWRIDGE AVENUE, SUITE B  
SAN DIEGO, CALIFORNIA 92123  
PH: 858.634.2085 FX: 858.634-8627  
ADMIN@OMEGA-SURVEYING.COM

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	05°30'07"	1,254.94'	120.51'
C2	13°25'34"	365.14'	85.56'
C3	02°53'31"	540.00'	27.26'



PAR 1901-01-01 PER DIRECTORS DEED 01901-01-01 DOCUMENT NO. 2017-0312684 RECORDED JULY 31, 2017

PER RIGHT OF WAY APPRAISAL MAP NO. RW00231

FORMER R/W CENTRAL AVE N84°50'48"E 795.92'  
CALTRANS 982000-91  
CENTRAL AVENUE

DATE: August 24, 2021

CONTRACTOR:

DESCRIPTION: Quitclaim Deed for excess right of way – Sycamore Canyon Blvd.

DEPARTMENT: Public Works

DEPT. HEAD APPROVAL:

A handwritten signature in black ink, appearing to read "Simon" followed by a stylized flourish, is written over a horizontal line.

RETURN TO CITY CLERK'S OFFICE