

When recorded mail to:

City Surveyor,  
 Public Works Department,  
 CITY OF RIVERSIDE  
 City Hall, 3900 Main Street  
 Riverside, California 92522



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FOR RECORDER'S OFFICE USE ONLY

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

Project:  
 APN: 249-060-031  
 Address: 990 Palmyrita Ave.

**DX - 1519**


**QUITCLAIM DEED**

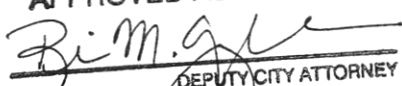
The CITY OF RIVERSIDE, a California charter city and municipal corporation, does hereby remise, release, and forever quitclaim to **MDC Hunter Park, LLC, a Delaware limited liability company**, that certain easement located in the City of Riverside, County of Riverside, State of California as described in **EXHIBIT "A"** attached hereto and incorporated herein by this reference.


Dated 4/23 2010

CITY OF RIVERSIDE,  
 a California charter city and municipal corporation

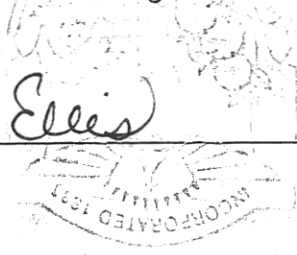
David H. Wright,  
 Public Utilities General Manager

By   
 Kevin Milligan, *Stephen A. Badgett,*  
 Public Utilities Assistant General Manager/ ~~Water~~  
*Deputy*

APPROVED AS TO FORM  
  
 DEPUTY CITY ATTORNEY

Attest   
 Sherry Newton-Ellis  
 City Clerk

Dated: 5-3-10



State of California

County of Riverside } ss

On 4/23/2010, before me, Irene Martinez, a Notary Public personally appeared Stephen W. Badgett 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.

Irene Martinez  
Notary Signature



2010-0233671  
05/29/2010 08:00A  
2 of 6

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Riverside }

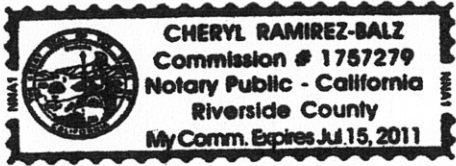
On May 3, 2010 before me, Cheryl Ramirez-Balz, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Sherry Morton-Ellis  
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 [Handwritten Signature]  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Quitclaim Deed APN 249-060-031

Document Date: 5-3-10 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here





LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):



Date: 5/20/10

Signature: Linda O'Donnell

Print: Linda O'Donnell



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05/20/2010 08:00A  
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*DX1519*

**EXHIBIT "A"**

APN: 249-060-031  
Easement Quitclaim

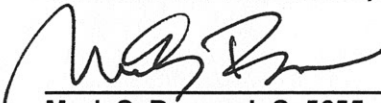
That certain real property in the City of Riverside, County of Riverside, State of California described as follows:

That certain easement and right of way for the construction and maintenance of electric and telephone lines in favor of the City of Riverside successor in interest to California Electric Power Company by document recorded September 30, 1957, in Book 2155, Page 216, Official Records of Riverside County, California;

**EXCEPTING THEREFROM** that portion of said easement lying within the real property described in document recorded December 19, 2006 as Document no. 925747, Official Records of Riverside County, California.

This document is intended to quitclaim any and all City of Riverside interest in said easement for the construction and maintenance of electric and telephone lines and that easement only. This document 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.

  
Mark S. Brown, L.S. 5655  
License Expires 9/30/11

4/14/10  
Date

Prep. E.V.



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05/20/2010 08:00A  
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TWOGOOD &

HERRICK'S SUBDIVISION

M.B. 7/29 S.B.

10

L.L.A. NO.

LL-P08-0108

REC. 7/2/08, DOC. NO. 361349, O.R. RIV. CO., CA.

PARCEL "A"

APN: 249-060-031

2010-0233671  
05/20/2010 08:00A  
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NORTH  
NORTHGATE STREET VACATED

Distribution Easement in favor of the City of Riverside successor in interest to California Electric Power Company, rec. 9/30/57, in Book 2155, Page 216, O.R. Riv. Co., Ca. (undisclosed width)

Grant of Easement in favor of the City of Riverside, rec. 12/19/06, as Doc. no. 925747, O.R. Riv. Co., Ca.

NORTH  
281.00'

270.00'  
WEST

55'

33'

☉ COLUMBIA AVENUE

☉ NORTHGATE STREET

• 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: EV

DATE: 4/13/10

SUBJECT: QUITCLAIM

DX1519