

**COPY**

When recorded mail to:

Entrust Administration, Inc., fbo Thomas L. Mazzetti, IRA No. 24015  
555 12<sup>th</sup> Street Ste 1250  
Oakland, CA 94607

FOR RECORDER'S OFFICE USE ONLY

**NOTE TO COUNTY RECORDER:**

**DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

Project: Bobbitt Ave. Esmt. Quitclaim  
Por. APN's: 274-120-030 & 274-140-036

**DX - 1719**

**QUITCLAIM DEED**

The CITY OF RIVERSIDE, a California charter city and municipal corporation, does hereby remise, release, and forever quitclaim to **Entrust Administration, Inc., fbo Thomas L. Mazzetti, IRA No. 24015**, those certain easements 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 June 25 2015

CITY OF RIVERSIDE,  
a California charter city and municipal corporation

Girish Balachandran,  
Public Utilities General Manager

By Todd Jorgenson  
Todd Jorgenson,  
Interim Assistant General Manager - Water

APPROVED AS TO FORM

Susan Wilson  
DEPUTY CITY ATTORNEY

Attest Colleen J. Nicol  
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

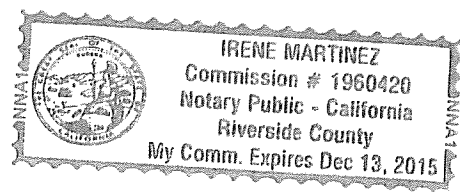
On June 25, 2015, before me, Irene Martinez, a  
notary public, personally appeared, Todd L. Jorgenson

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



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 )

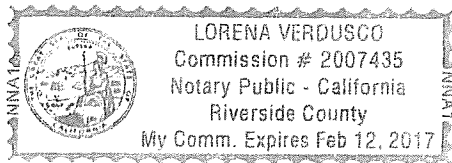
On July 6, 2015 before me, Lorena Verduasco, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Colleen J. Neal  
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 Lorena Verduasco  
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"**  
**QUIT CLAIM DEED**

That portion of Lot H (Bobbitt Avenue, 40 feet in full width) of Woodcrest Acres No. 3, as shown by map on file in Book 14 at pages 67 and 68 of maps, Official Records of Riverside County, also being a part of that certain parcel of land described in a County of Riverside Resolution recorded October 4, 1965 as Document No. 113560 of Official Records of said county, lying in Section 25, Township 3 South, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California described as follows:

That certain Public Utilities easement reserved in a County of Riverside Resolution for Street Vacation recorded October 4, 1965 as Instrument No. 113560 of Official Records of said Riverside County.


**EXCEPTING** therefrom that portion adjacent to Van Buren lying within an easement for Public Road and Drainage purposes per a document recorded October 12, 2004 as Document No. 2004-0810186 of Official Records of said Riverside County.

This document is intended to quitclaim all City of Riverside interest in that easement reserved in a Resolution for Street Vacation recorded October 4, 1965 as Instrument No. 113560 of Official Records of said Riverside County. It is not intended to amend or quitclaim any other easements or rights recorded prior to or subsequent to or reserved in said document.

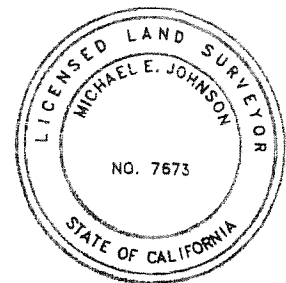
Containing 9,203 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

  
\_\_\_\_\_  
Michael E. Johnson, L.S. 7673

5/19/15  
Date

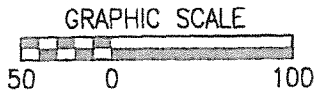


Prepared By: CCK  
Checked By: gm

DESCRIPTION APPROVAL:

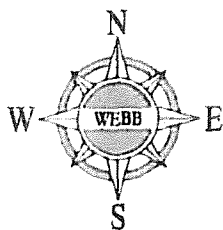
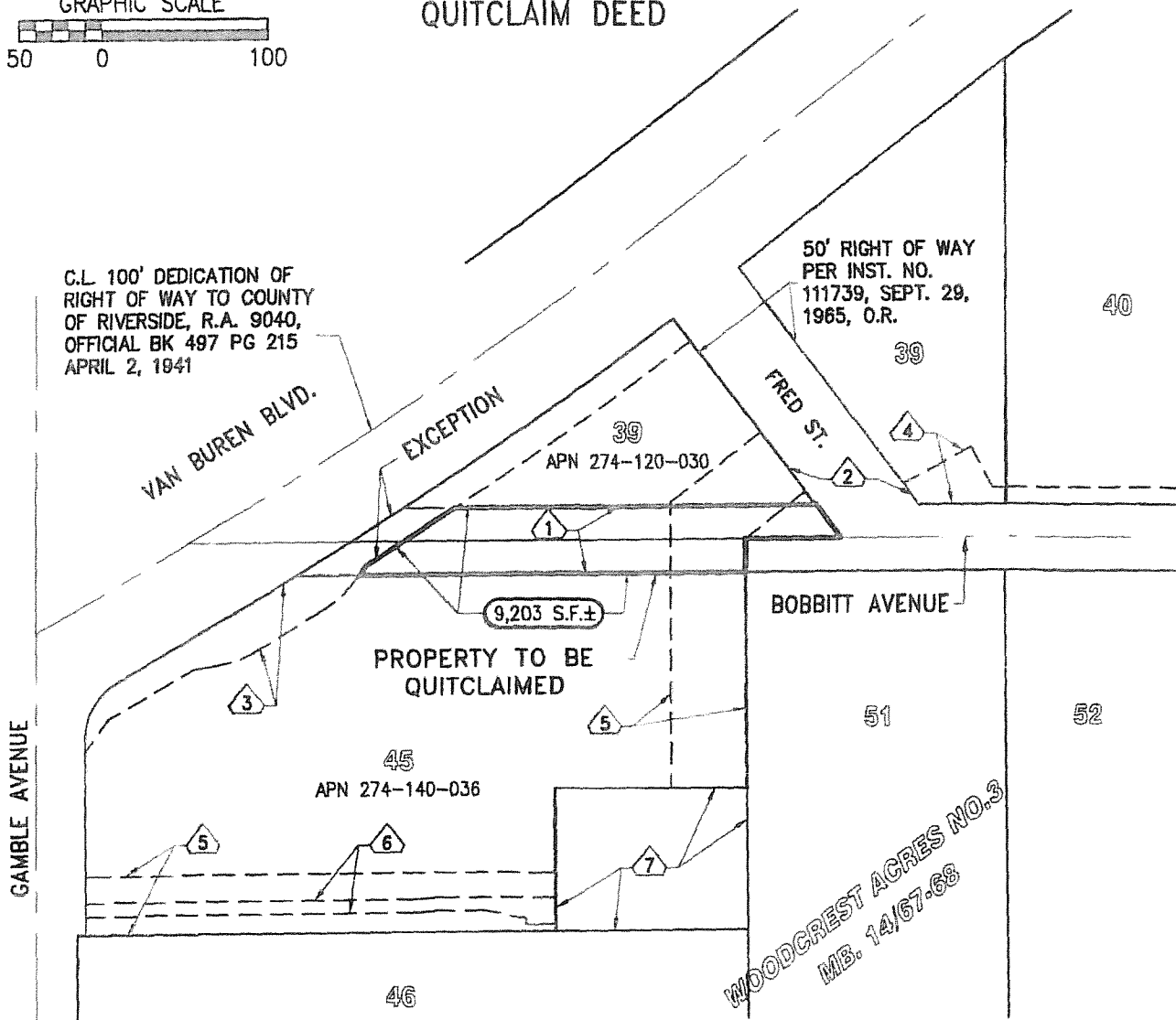
 6/5/15  
\_\_\_\_\_  
CURTIS C. STEPHENS, L.S. 7519      DATE  
CITY SURVEYOR

**EXHIBIT "B"  
QUITCLAIM DEED**



C.L. 100' DEDICATION OF  
RIGHT OF WAY TO COUNTY  
OF RIVERSIDE, R.A. 9040,  
OFFICIAL BK 497 PG 215  
APRIL 2, 1941

50' RIGHT OF WAY  
PER INST. NO.  
111739, SEPT. 29,  
1965, O.R.



SEE SHEET 2 OF 2  
FOR EASEMENT NOTES  
AND VICINITY MAP



SEC. 25, T3S, R5W, S.B.M.

ALBERT A.  
**WEBB**  
ASSOCIATES

CITY OF RIVERSIDE DX-1719

G:\2010\10-0150\DWG & PRO\Mapping\Quit Claim\10-0150 QUIT CLAIM.dwg 5/19/15 6:08 AM

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 2

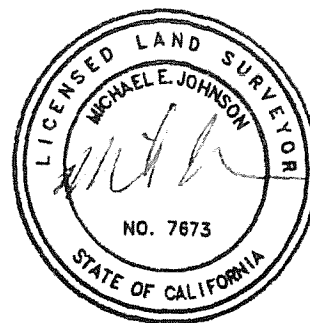
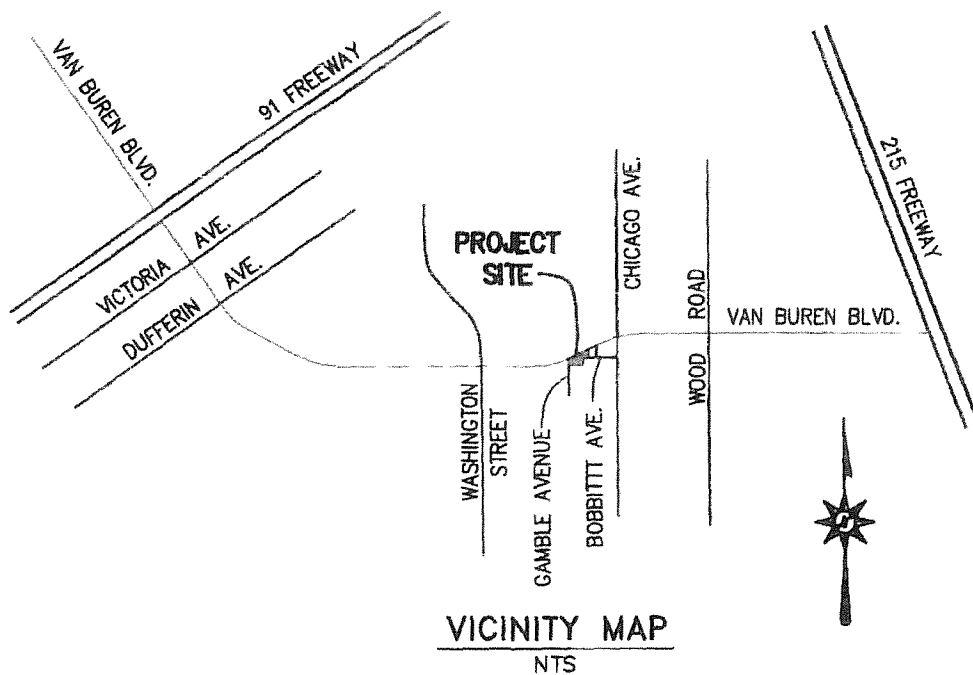
W.O.  
10-0150

SCALE: 1"=100' DRWN BY ECK DATE 5/19/15 SUBJECT: QUITCLAIM DEED  
CHKD BY 902 DATE 5/19/15

# EXHIBIT "B" QUITCLAIM DEED

## EASEMENT NOTES

- 1 VACATION OF A PORTION OF BOBBITT AVENUE AND PRESERVATION OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER INST. #113560, RECORDED OCTOBER 4, 1965.
- 2 AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES PER INST. #114024, RECORDED AUGUST 29, 1973.
- 3 AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES PER INST. #2004-0810186, RECORDED OCTOBER 13, 2004.
- 4 AN EASEMENT FOR RIGHT-OF-WAY AND CONSTRUCTION PER INST. #2007-0558305, RECORDED AUGUST 31, 2007.
- 5 AN EASEMENT FOR SEWER AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER INST. #2008-019519, RECORDED JANUARY 14, 2008.
- 6 AN EASEMENT FOR RIGHT-OF-WAY AND INCIDENTAL PURPOSES PER INST. #2009-0096331, RECORDED FEBRUARY 27, 2009.
- 7 AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, PER INST. #2010-073755, RECORDED FEBRUARY 18, 2010.



SEC. 25, T3S, R5W, S.B.M.

**ALBERT A.  
WEBB**  
ASSOCIATES

**CITY OF RIVERSIDE** DX-1719

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SHEET 2 OF 2

W.O.  
10-0150

SCALE: NTS

DRWN BY ECK  
CHKD BY [Signature]

DATE 5/19/15  
DATE 5/19/15

SUBJECT: QUITCLAIM DEED