

Commonwealth Land Title Company

DOC # 2016-0189105

05/10/2016 01:29 PM Fees: \$47.00

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Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

When recorded mail to:

Surveyor's Office
Public Works Department
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

**This document was electronically submitted
to the County of Riverside for recording**
Received by: CAROL #914

9304346

FOR RECORDER'S OFFICE USE ONLY

NOTE TO COUNTY RECORDER:

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

Project: Lot 48-QCD

A.P.N. 253-210-015

TRA: 009-013

Documentary Transfer Tax
\$ 66.00
DX -

1738

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 Allen Properties-Hidden Springs, LLC, a California limited liability company, the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated October 28, 2015

CITY OF RIVERSIDE,
a California charter city and municipal corporation

By 
Al Zelinka, EAICP - Assistant City Manager for
John A. [Redacted]

APPROVED AS TO FORM:

BY: 
CHIEF ASSISTANT CITY ATTORNEY

Attest 
Collector [Redacted]

DX-1738

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 October 28, 2015, before me, Lorena Verdusco, Notary Public,
notary public, personally appeared, Al Zelinka and Colleen J. Nicol

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.

Lorena Verdusco
Notary Signature

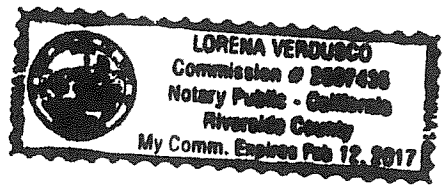


EXHIBIT "A"

A.P.N. 253-210-015
Quitclaim Deed

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


Lot 48 of Tract 3081, as shown by map on file in Book 54, Pages 56 through 59 of Maps, records of Riverside County, California;

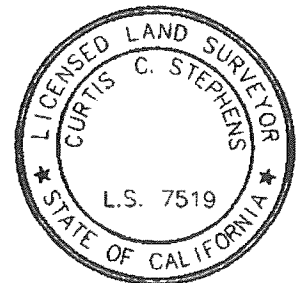
RESERVING THEREFROM a permanent easement and right of way for storm drain facilities lying within the southwesterly 10.00 feet of said Lot 48;

SUBJECT TO those certain easements and rights of way in favor of the City of Riverside by Drainage Easement document recorded September 29, 1967, as Instrument No. 86324 of Official Records of Riverside County, California;

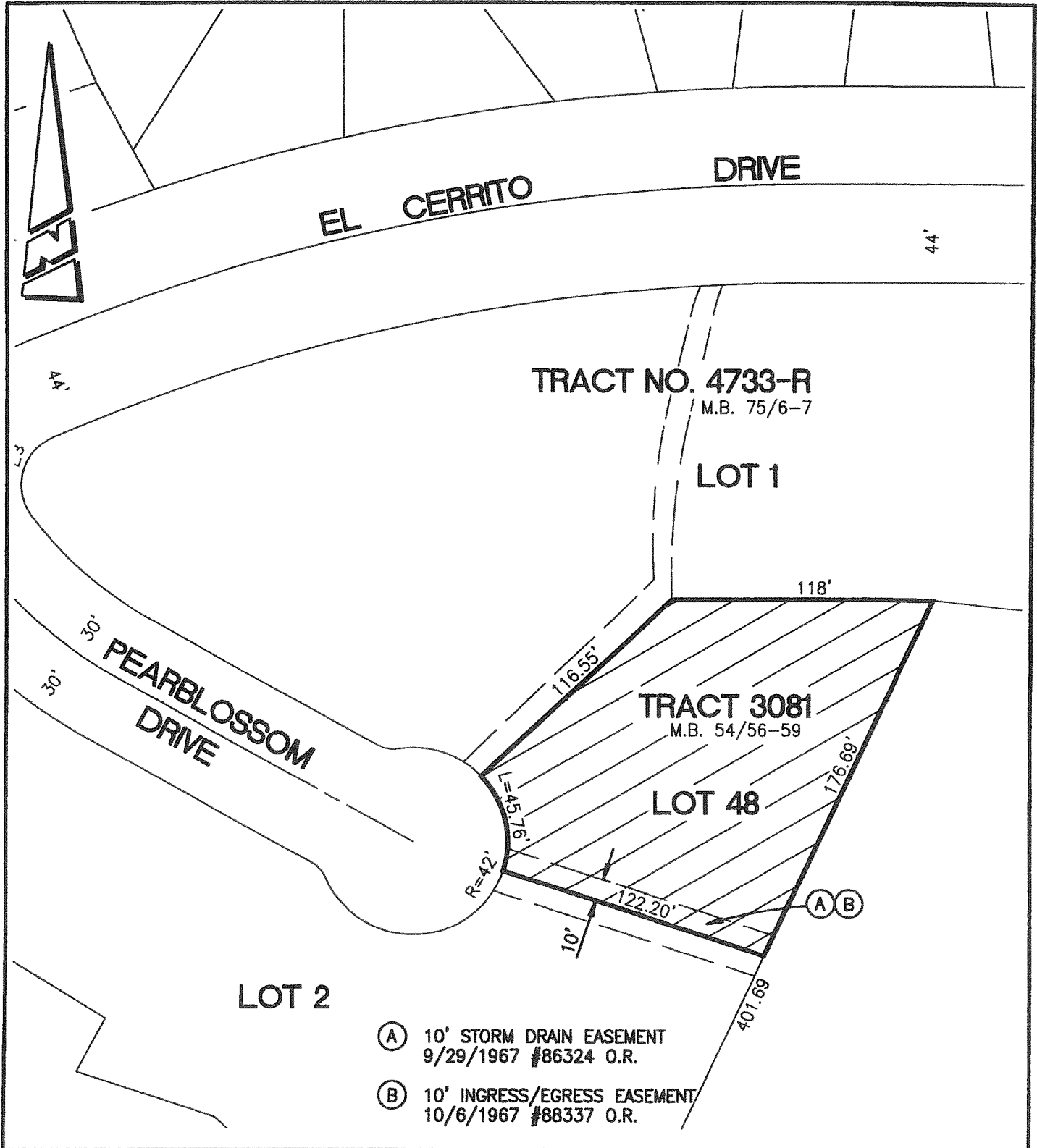
ALSO SUBJECT TO those certain rights in favor of Riverside County Flood Control and Water Conservation District as described in Grant Deed recorded October 6, 1967, as Instrument No. 88337 of Official Records of Riverside County, California.

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

Curtis C. Stephens 10/19/15 Prep. 
Curtis C. Stephens, L.S. 7519 Date



DX-1738



- (A) 10' STORM DRAIN EASEMENT
9/29/1967 #86324 O.R.
- (B) 10' INGRESS/EGRESS EASEMENT
10/6/1967 #88337 O.R.

• 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: 10/10/15 SUBJECT: 253-210-015 QUITCLAIM DEED DX-1738

*****Please Do Not Remove This Slip*****

DEVELOPMENT DEPARTMENT ROUTING SLIP

Date: 10-13-15

Contract Agreement/PSA Other (Specify) DEED

Agency/Council Approval Date: 11-10-15

Title of Document: QUITCLAIM DEED - ALLEN PROPERTIES

Staff Member: SHERYN SMITH Ext. No. 5343 CA's # 13-1196

Signatures Required:

- Division Manager: _____ Date: 10-13-15
- Fiscal Manager: _____ Date: _____
- Funds Available? Yes No Account # _____
- Assistant Director: _____ Date: _____
- Department Head: _____ Date: _____
- Finance Director: _____ Date: _____
(For Non-Agency/Council Approved Items)
- City Attorney's Office: _____ Date: _____
- City Clerk's Office: _____ Date: _____
- City Manager/Executive Director: _____ Date: _____