

2016-0096339

03/11/2016 12:15 PM Fee: \$ 0.00

Page 1 of 4

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

					R	A	Exam: 38		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
4	1								
SIZE	NCOR	SMF	NCHG	T:	NHTGCC				

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

Project: Riverside Avenue Grade Separation  
Parcel to Clayton apartments  
Portion of APN: 225-091-004

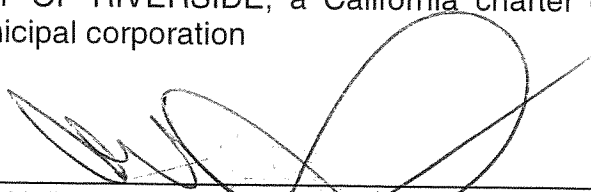
**DX - 1748**


**QUITCLAIM DEED**

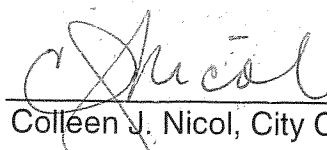
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **CITY OF RIVERSIDE, a California charter city and municipal corporation**, does hereby remise, release, and forever quitclaim to **THE NICK E. CLAYTON IRREVOCABLE TRUST DATED FEBRUARY 28, 2011, THE JULIE K. SANDFORD IRREVOCABLE TRUST DATED FEBRUARY 28, 2011, JOANN C. HERTEL FAMILY TRUST ESTABLISHED JANUARY 30, 1985 and DMS TRUST DATED NOVEMBER 1, 1983, as tenants in common**, 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 7, 2016

CITY OF RIVERSIDE, a California charter city and municipal corporation

By   
Al Zelinka, FAICP, Assistant City Manager for  
John A. Russo, City Manager

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE  
  
BY \_\_\_\_\_  
Deputy City Attorney

Attest   
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 March 7, 2016, 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"**

Riverside Avenue Grade Separation  
Parcel to Clayton Apartments  
Portion of APN: 225-091-004

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

That portion of Government Lot 1 in Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, according to the official plat thereof, described as follows:

**COMMENCING** on the East line of Riverside Avenue, 50.00 feet wide, North 544.50 feet from the South line of the Northeast one-quarter of the Northeast one-quarter of said Section 34, being the Southwest corner of the land conveyed to Gustav A. Swanson, et ux., by deed recorded April 8, 1908 in Book 262, Page 149 of Deeds, Records of Riverside County, California;

Thence at right angles, East 67.00 feet, on the South line of said land conveyed to Swanson to the **POINT OF BEGINNING**;

THENCE continuing East 83.00 feet, on said South line;


Thence North 60.00 feet parallel with said East line of Riverside Avenue;

Thence West 83.00 feet parallel with said South line;

Thence South 60.00 feet parallel with said East line of Riverside Avenue to **THE POINT OF BEGINNING**.

Area - 4,980 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 2-10-16 Prep.   
Curtis C. Stephens, L.S. 7519 Date



# HAMILTON PARK

M.B. 27/75

6

To City of Riv. 8  
rec. 7/20/56,  
inst. no. 50876,  
O.R. Riv. Co. Ca.

POR. A.P.N. 225-091-004  
AREA=4,980 S.F.

POR. GOVT. LOT 1  
SEC. 34, T. 2 S., R. 5 W., S.B.M.  
P.O.B.

S'y line parcel to Swanson et ux.

PAR. 1

R.S. 27/53

PAR. 3

PAR. 2

44'

30'

150.00'

83.00'

60.00'

60.00'

50.00'

5'

67.00'

83.00'

150.00'

544.50'

P.O.C.

RIVERSIDE AVENUE

25'

30'

ELIZABETH STREET  
(FORMERLY CHAMBLIM AVENUE)

• CITY OF RIVERSIDE, CALIFORNIA •

DX1748

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"=40'

DRAWN BY: CURT DATE: 10/20/15

SUBJECT: PARCEL TO CLAYTON APARTMENTS