

Recording Requested By:  
Stewart Title of California

16-1044  
Angela

DOC # 2016-0294587  
07/14/2016 01:56 PM Fees: \$63.00  
Page 1 of 7  
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

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: TERESA #134

FOR RECORDER'S OFFICE USE ONLY

01180-153527

Project:

APN: 209-194-015, 016, 017 & 018 TRA: 009-061  
Address: Market Street between 1<sup>st</sup> & Houghton Ave.  
TRANSFER TAX: \$418

DX -

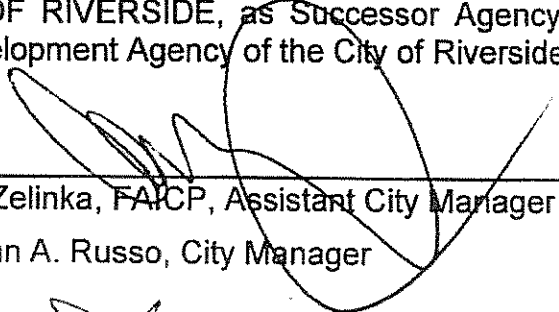
1756

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **City of Riverside as Successor Agency to the Redevelopment Agency of the City of Riverside**, a public body, does hereby remise, release, and forever quitclaim to **Centerpointe At Market LP, a California Limited Partnership**, 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 July 5 2016

CITY OF RIVERSIDE, as Successor Agency to the  
Redevelopment Agency of the City of Riverside

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

Attest:   
Colleen J. Nicol, City Clerk

APPROVED AS TO FORM

  
DEPUTY CITY ATTORNEY

**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

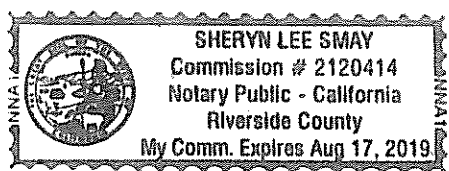
On July 5, 2016, before me, Sheryn Lee Smay,  
Al Zelinka and Colleen J. Nicol,  
notary public, personally appeared, \_\_\_\_\_

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.

Sheryn Lee Smay  
Notary Signature



**EXHIBIT "A"**

APN: 209-194-015, 016, 017 & 018  
FEE SIMPLE INTEREST

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

**Parcel "A"**

That portion of Lot 7 together with that portion of Lot 8 of Moore's Subdivision, as shown by map on file in Book 6, Page 68 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the most westerly corner of said Lot 7; said corner being in the northeasterly line of a 15 foot alley, as shown on said map;

THENCE northeasterly along said northwesterly line of Lot 7, a distance of 2.50 feet to a line that is parallel with and distant 2.50 feet northeasterly, as measured at right angles, from said northeasterly line of the 15 foot alley, and the POINT OF BEGINNING of the parcel of land being described;

THENCE southeasterly along said parallel line, a distance of 94 feet to a line that is parallel with and distant 54.00 feet northwesterly, as measured at right angles, from the centerline of Market Street as shown by map of Tract No. 29501, on file in Book 326, Pages 1 through 4 of Maps, records of Riverside County, California;

THENCE northeasterly along said last mentioned parallel line, a distance of 42.3 feet to a line that is parallel with and distant 89.6 feet southwesterly, as measured at right angles, from the southwesterly line of Houghton Avenue as shown on said map of Moore's Subdivision;

THENCE northwesterly along said last mentioned parallel line, a distance of 94 feet to said northwesterly line of Lot 7;

THENCE southwesterly along said northwesterly line, a distance of 42.3 feet to the POINT OF BEGINNING.

Area – 3,976 square feet.

**Parcel "B"**

Lot 7 together with Lot 8 of Moore's Subdivision, as shown by map on file in Book 6, Page 68 of Maps, records of Riverside County, California;

**EXCEPTING THEREFROM** that portion of said Lots 7 and 8 lying southwesterly of a line that is parallel with and distant 89.6 feet southwesterly, as measured at right angles, from the southwesterly line of Houghton Avenue as shown on said map of Moore's Subdivision;

**ALSO EXCEPTING THEREFROM** that portion of said Lots 7 and 8 lying northeasterly of a line that is parallel with and distant 44.8 feet southwesterly, as measured at right angles, from said

southwesterly line of Houghton Avenue;

**ALSO EXCEPTING THEREFROM** that portion of said Lots 7 and 8 lying southeasterly of a line that is parallel with and distant 54.00 feet northwesterly, as measured at right angles, from the centerline of Market Street as shown by map of Tract No. 29501, on file in Book 326, Pages 1 through 4 of Maps, records of Riverside County, California.

Area – 4,211 square feet.

**Parcel "C"**

That portion of Lot 7 together with that portion of Lot 8 of Moore's Subdivision, as shown by map on file in Book 6, Page 68 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the most northerly corner of said Lot 7; said corner being in the southwesterly line of Houghton Avenue as shown on said map of Moore's Subdivision;

THENCE South 29°44'13" West, along the northwesterly line of said Lot 7, a distance of 44.8 feet to a line that is parallel with and distant 44.8 feet southwesterly, as measured at right angles, from the southwesterly line of Houghton Avenue as shown on said map of Moore's Subdivision;

THENCE South 60°14'14" East, along said parallel line, a distance of 94 feet to a line that is parallel with and distant 54.00 feet northwesterly, as measured at right angles, from the centerline of Market Street as shown by map of Tract No. 29501, on file in Book 326, Pages 1 through 4 of Maps, records of Riverside County, California;

THENCE North 29°44'13" East, along said last mentioned parallel line, a distance of 24.98 feet;

THENCE North 16°53'32" West, a distance of 28.88 feet to a point in the northeasterly line of said Lot 8, distant 73.01 feet southeasterly from the Point of Beginning;

THENCE North 60°14'14" West, along said northeasterly line, a distance of 73.01 feet to the POINT OF BEGINNING.

Area – 4,003 square feet.

**Parcel "D"**

That portion of Lot 9 together with that portion of Lot 10 of Moore's Subdivision, as shown by map on file in Book 6, Page 68 of Maps, records of Riverside County, California, and that portion of that certain strip of land located within said Lots 9 and 10 and marked "Riverside Water Co's., Lower Canal," as shown on said map, described as follows:

COMMENCING at the most southerly corner of said Lot 9;

THENCE North 60°11'18" West, along the northerly line of First Street, a distance of 70 feet to

the most westerly corner of that certain parcel of land described in Judgement and Final Order of Condemnation by document recorded August 5, 2004, per Document No. 2004-0610046 of Official Records of said Riverside County, and the POINT OF BEGINNING of the parcel of land being described;

THENCE South 60°11'18" East, along said northerly line of First Street, a distance of 27.97 feet;

THENCE North 76°10'11" East, a distance of 29.02 feet to a line that is parallel with and distant 54.00 feet northwesterly, as measured at right angles, from the centerline of Market Street as shown by map of Tract No. 29501, on file in Book 326, Pages 1 through 4 of Maps, records of Riverside County, California;

THENCE North 29°44'13" East, along said parallel line, a distance of 112.97 feet to a line that is parallel with and distant 2.50 feet southwesterly, as measured at right angles, from the southwesterly line of a 15 foot alley, as shown on said map of Moore's Subdivision;

THENCE North 60°14'14" West, along said last mentioned parallel line, a distance of 49.00 feet to the northwesterly line of said parcel of land described in Judgement and Final Order of Condemnation;

THENCE South 29°44'13" West, along said northwesterly line, a distance of 132.94 feet, more or less, to the POINT OF BEGINNING.

Area – 6,305 square feet.

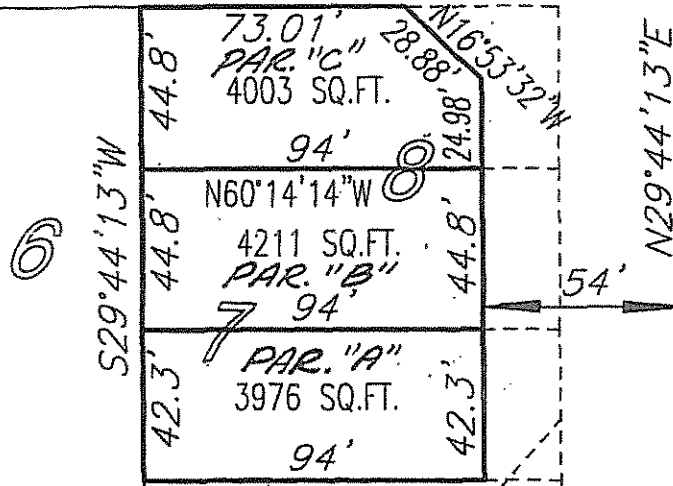
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 8/30/16 Prep. E.V.  
Curtis C. Stephens, L.S. 7519 Date

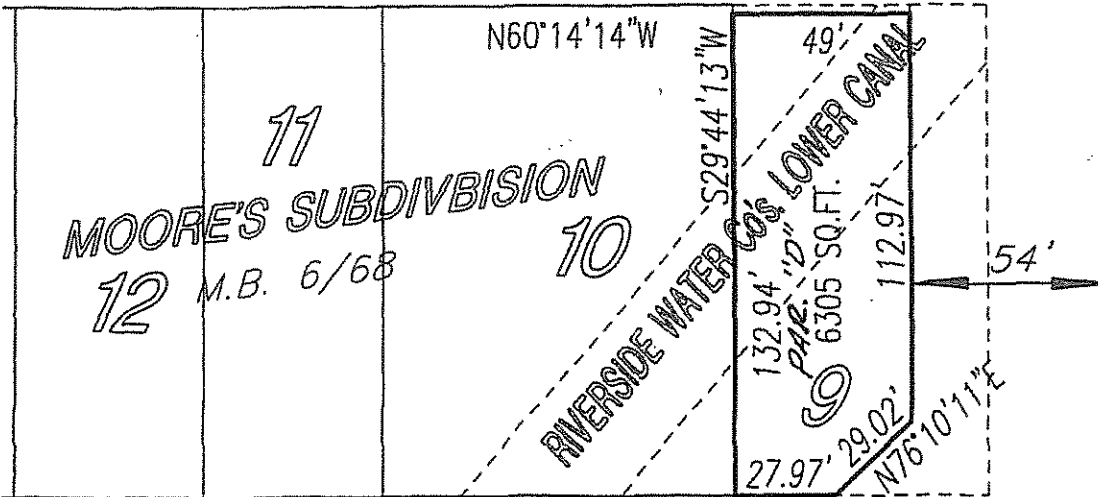


# HOUGHTON AVE

33' N60°14'14"W



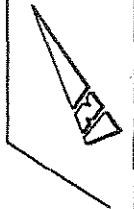
## ALLEY



# FIRST STREET

33' N60°11'18"W

MARKET STREET



• CITY OF RIVERSIDE, CALIFORNIA •

DX1756

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

24-6

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 6/8/06

SUBJECT: MARKET STREET SURPLUS PROPERTY

DX1170

ILLEGIBLE NOTARY SEAL DECLARATION (GOVERNMENT CODE 27361.7)

I certify under penalty of perjury that the notary seal on this document to which this statement is attached reads as follows:

Name of Notary: Sheryn Lee Smay

Date Commission Expires: August 17, 2019

Principal Office (County): Riverside

Notary Commission Number: 2120414

Manufacturer Identification Number: NNA1

Place of Execution of this Declaration: Riverside County

Date: July 14, 2016

Stewart Title of California, Inc.



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Kazmer Bernath, Commercial Title Officer

Dx1756