

10-1030-

Recording Requested By:
Stewart Title of California

DOC # 2016-0289319
07/12/2016 11:17 AM Fees: \$27.00
Page 1 of 5
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

01180-222511

FOR RECORDER'S OFFICE USE ONLY

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

Project: McIntyre House
APN: 219-043-022 TRA: 009-041
Address: 4586 Olivewood Avenue
TRANSFER TAX: \$198⁰⁰

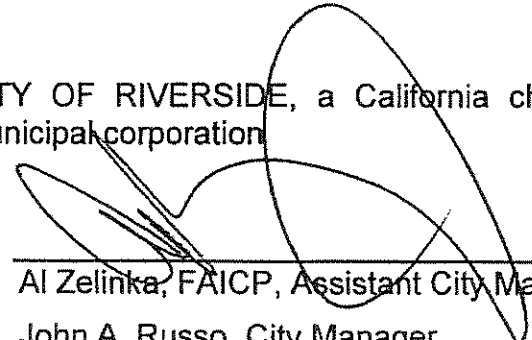
DX - 1758

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 **Handson Equities, LLC**, a California Limited Liability Company, 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, a California charter city and municipal corporation

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

Attest 
Colléen J. Nicol, City Clerk

APPROVED AS TO FORM



DEPUTY CITY ATTORNEY

DX1758

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
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.

Sheryn Lee Smay
Notary Signature

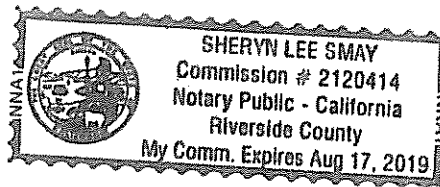


EXHIBIT A

Project: McIntyre House
APN: 219-043-022
Address: 4586 Olivewood Avenue

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

Lots 6 and 7 of Block 4 of D.C. Twogood's Orange Grove Tract, as shown by map on file in Book 7, Page 42 of Maps, Records of San Bernardino County, California;

EXCEPTING THEREFROM the northerly rectangular 10 feet of said Lots 6 and 7;

ALSO EXCEPTING THEREFROM that portion of Lot 6 lying West of the following described line:

COMMENCING at the intersection of the centerline of Prospect Avenue and Olivewood Avenue southerly; said intersection being distant 87.47 feet Southeasterly as measured along the centerline of Prospect Avenue from the intersection of the centerlines of Prospect Avenue and Olivewood Avenue northerly;

THENCE South $60^{\circ} 50' 41''$ East, along the centerline of Prospect Avenue, a distance of 9.20 feet;

THENCE North $29^{\circ} 09' 19''$ East, a distance of 21.50 feet to the beginning of a non-tangent curve, concave Northeasterly and having a radius of 28.50 feet; the initial radial line to said curve bears South $29^{\circ} 09' 19''$ West;


THENCE Northwesterly along said curve, through a central angle $48^{\circ} 04' 15''$, an arc distance of 23.19 feet to a point on the easterly line of that parcel of land conveyed to the City of Riverside by deed recorded March 10, 1969, as Instrument Number 23128 of Official Records of Riverside County, California, said point being **THE TRUE POINT OF BEGINNING** of the line to be described;

THENCE continuing along said easterly line and said curve, through a central angle of $18^{\circ} 29' 16''$, an arc distance of 9.20 feet to a point of compound curvature with a curve concave Southeasterly and having a radius of 453.50 feet; a radial line to said point of compound curvature bears North $84^{\circ} 17' 10''$ West;

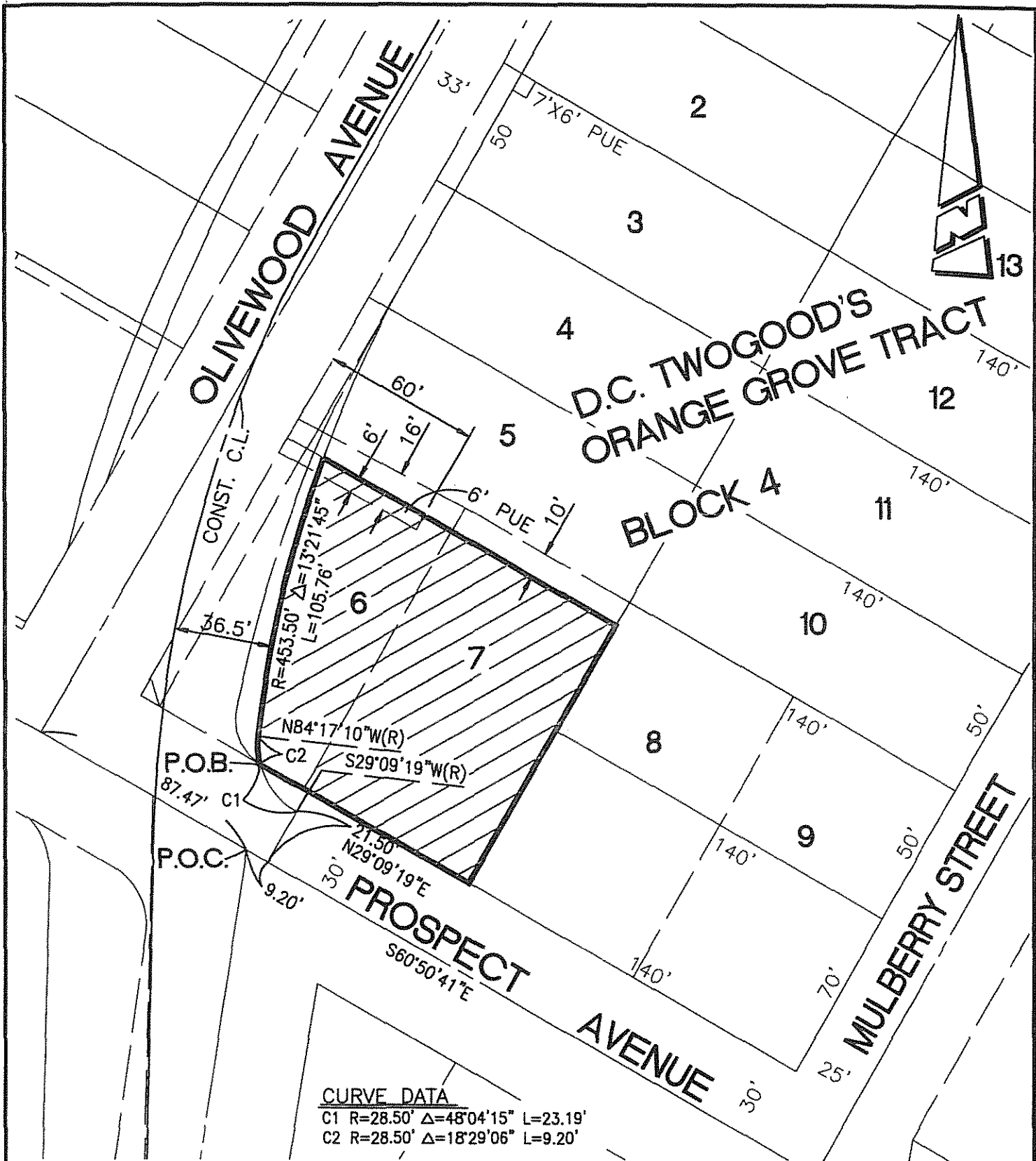
THENCE Northeasterly along said easterly line said curve, through a central angle of $13^{\circ} 21' 45''$, an arc distance of 105.76 feet to the southwesterly line of the northeasterly 10.00 feet of said Lot 6 and the **END OF THIS LINE DESCRIPTION.**

RESERVING THEREFROM a permanent easement and right-of-way for Electric Energy Distribution and Telecommunications Facilities lying within the southwesterly 6.00 feet of the northeasterly 16.00 feet of the northwesterly 60.00 feet of said Lot 6.

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

Curtis C. Stephens 10/29/16 Prep. 
Curtis C. Stephens, L.S. 7519 Date





CURVE DATA
 C1 R=28.50' Δ=48°04'15" L=23.19'
 C2 R=28.50' Δ=18°29'06" L=9.20'

• 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"=50'

DRAWN BY: CURT

DATE: 12/18/15

SUBJECT: 4586 OLIVEWOOD AVE - APN 219-043-022

DX1758