

When recorded mail to:

SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

2017-0310280

07/28/2017 03:42 PM Fee: \$ 0.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

REF					R	A	Exam: 112		
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FOR RECORDER'S OFFICE USE ONLY

NOTE TO COUNTY RECORDER:

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

Project: Stalder Building – Alley Vacation Quitclaim
Alley from Mission Inn to University Ave
East of Market Street

DX -

1784

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 **Stalder Plaza, 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 27, 2017

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:

BY: 
CHIEF ASSISTANT 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

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On July 27, 2017, before me, Lorena Verdusco, Notary Public,
notary public, personally appeared, Al Zelinka and Colleen J. Niccolini

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"
LEGAL DESCRIPTION

Project: Stalder Building – Alley Vacation Quitclaim

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

That portion of Block 6, Range 7 of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, records of San Bernardino County, California described as follows:

COMMENCING at the most southerly corner of said Block 6, Range 7;

Thence northwesterly along the northeast line of Mission Inn Avenue (formerly 7th Street), a distance of 157.50 feet to the southeast corner of that certain Alley, 15.00 feet in width, as described in documents recorded October 17, 1891, in Volume 138, Page 306 of Deeds, and in Volume 139, Page 208 of Deeds, both records of San Bernardino County, California, and to the **POINT OF BEGINNING**;

Thence continuing along said northeast line, a distance of 15.00 feet to the southwest corner of said Alley;

Thence northeasterly along the northwest line of said Alley, a distance of 131.00 feet;

Thence Southeasterly, at right angles to said northwest line, a distance of 4.50 feet to the beginning of a tangent curve, concave westerly, having a radius of 15.00 feet,

THENCE Southeasterly to the right along said curve an arc length of 23.56 feet through a central angle of 90°00'00" to a line parallel with and distant 4.25 feet southeasterly, measured at right angles from the southeasterly line of said Alley;

Thence southwesterly along said parallel line a distance of 15.00 feet more or less to the northeast line of Parcel 2 of City of Riverside Certificate of Compliance CO-P13-0395 recorded October 29, 2013 as Document No. 2013-0513865 of Official Records of Riverside County, California;

Thence northwest along said northeast line, a distance of 4.25 feet to the northwest corner thereof and the southeast line of said Alley;

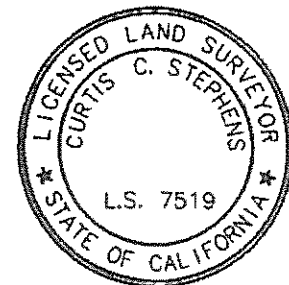
Thence southwesterly along said southeast line of the Alley, a distance of 101.00 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM the southwesterly 101.00 feet thereof.

Area – 529.2 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 7/15/17 Prep. (Signature)
Curtis C. Stephens, L.S. 7519 Date



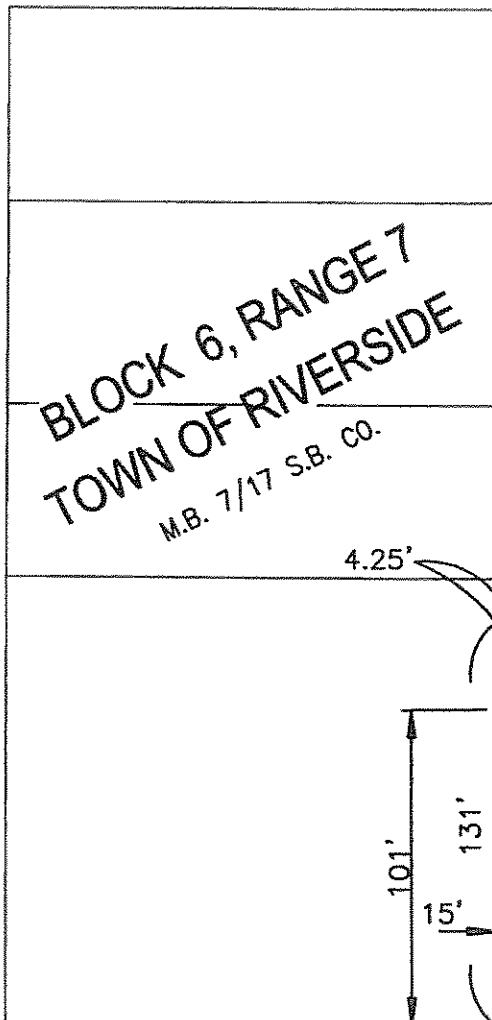
6TH STREET

33'

MARKET STREET

49.50'

MARKET STREET



BLOCK 6, RANGE 7
TOWN OF RIVERSIDE
M.B. 7/17 S.B. CO.

10/27/1891 138/306 & 139/208 DEEDS S.B. CO.

PARCEL 1

157.5'

PARCEL 2

PARCEL 3

(A)

15.00'

4.25'

EXISTING 24' ALLEY EASEMENT
REC. 6/23/93, INST #244167

PAR 2
CO-P13-0395
#2013-0513865

157.5'

15'

P.O.B.

P.O.C.

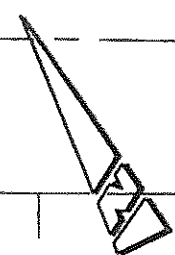
MISSION INN AVENUE

MAIN STREET
(PEDESTRIAN MALL)

49.50'

CURVE DATA

(A) R=15.00' Δ=90°00'00" L=23.56'



• 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: 6/19/17

SUBJECT: STALDER BUILDING - SUMMARY ALLEY VACATION

DX 1784