

**COPY**

When recorded mail to:

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

FOR RECORDER'S OFFICE USE ONLY

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

Project: Hunter Business Park - Columbia Basin  
APN: 249-070-013, 249-070-014 & 249-070-015  
Address: North side of Marlborough – Rustin to Northgate

**DX -**

**1796**

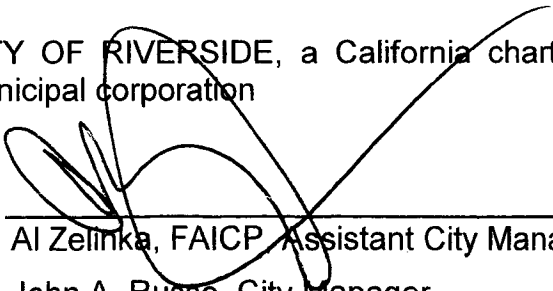
**QUITCLAIM DEED**

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 **Riverside County Flood Control and Water Conservation District, a body politic**, 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 February 15, 2018

CITY OF RIVERSIDE, a California charter city and municipal corporation

By



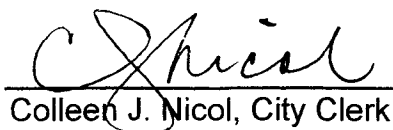
Al Zelinka, FAICP Assistant City Manager for  
John A. Russo, City Manager

DX1796-1

APPROVED AS TO FORM:

BY: Susan Wilson  
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 } ss

On February 15, 2018, 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  
LEGAL DESCRIPTION**

Project: Hunter Business Park - Columbia Basin  
APN: 249-070-013, 249-070-014 & 249-070-015  
Address: North side of Marlborough – Rustin to Northgate

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

Lot 19 of Twogood and Herrick's Subdivision, as shown by map on file in Book 7, Page 29 of Maps, Records of San Bernardino County California.

**EXCEPTING THEREFROM** the Right of Way of the Southern Pacific Railroad Company being a 25.00 foot strip of land as described by deed recorded August 21, 1888 in Book 81, Page 199 et seq. of Deeds, Records of San Bernardino County, California.

**ALSO EXCEPTING THEREFROM** an 18.00 foot strip of land as described by deed recorded April 12, 1900 in Book 94, Page 329 et seq. of Deeds, 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* Prep. *11/22/13*  
Curtis C. Stephens, L.S. 7519 Date



DX1796-3



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TWOGOOD AND HERRICK'S SUB  
M.B. 7/29 S.B.

TWOGOOD AND HERRICK'S  
SUBDIVISION  
MB 7/29 S.B. CO.

LOT 19

25.00 FOOT STRIP PER  
DEED BOOK 81, PAGE 199  
ET SEQ. RECORDED  
AUGUST 21, 1888 RECORDS  
OF SAN BERNARDINO CO.

18.00 FOOT STRIP PER  
DEED BOOK 94, PAGE  
329 ET SEQ. RECORDED  
APRIL 12, 1900 RECORDS  
OF RIVERSIDE COUNTY

PM 30325  
P.M.B. 202/82-83  
PARCEL 3

UPRR. R/W

18. 12.5 25. 12.5

POR. LOT 19

POR. LOT 20

A.T. & S.F. R/W

19

DETAIL 'A'  
SCALE: N.T.S.

PAR. 3

PAR. 4

PM 30325  
P.M.B. 202/82-83

20

SP. RR. R/W

R/S 130/12

NORTHGATE STREET

SEE DETAIL "A"

MARLBOROUGH

AVENUE

P.M. 15476  
P.M.B. 95/99-100

PAR. 1 PAR. 2 PAR. 3

DX1796-4

• 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: N.T.S.

DRAWN BY: CURT

DATE: 1/26/18

SUBJECT: 249-070-013, -014 & -015 - COLUMBIA BASIN

**DEPARTMENT HEAD APPROVAL FORM**  
**Contracts/Agreements**

DATE: February 5, 2018

PARTIES: City and Riverside County Flood Control and Water Conservation District


PROJECT DESCRIPTION: Hunter Business Park – Columbia Basin

SCOPE OF CONTRACT/SERVICE: Quitclaim Deed

IF AN AMENDMENT, REASON FOR AMENDMENT (e.g., more time needed, additional scope added, extension permitted from original contract, etc.):

DEPARTMENT: Public Utilities with Community & Economic Development Department

BUDGET ACCOUNT (GL Key and Object):

DEPT. HEAD APPROVAL:  \_\_\_\_\_

**PROCUREMENT:**

Verification that procurement of goods, services, construction, etc., was done in conjunction with the City's purchasing policies and procedure:

( ) Formal Procurement (Bid #, RFP #, panel, etc.): \_\_\_\_\_

( ) Informal Procurement (Three quotes, single/sole source, under non-bidding threshold, etc.): \_\_\_\_\_

( ) Emergency Procurement (date, event, etc.): \_\_\_\_\_  
\_\_\_\_\_

( ) Requisition Number: \_\_\_\_\_

( ) Date Approved by City Council/Board: \_\_\_\_\_

Purchasing Division Validation: \_\_\_\_\_ Date: \_\_\_\_\_

**PLEASE RETURN TO: City Clerk's Office, Ext. 4276, DAlegria@riversideca.gov**