

When recorded mail to:

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

**This document was electronically submitted
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Received by: DEYANIRA #293

140-7546-ACC

FOR RECORDER'S OFFICE USE ONLY

Project: Sewer and Storm Drain Easement Quitclaim
Por. APN: 217-140-039
Address: 4800 Palm Avenue

DX - 1855

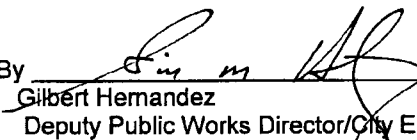
EASEMENT QUITCLAIM

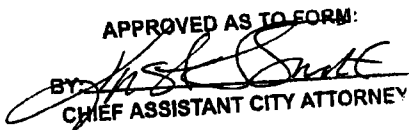
The CITY OF RIVERSIDE, a California charter city and municipal corporation, does hereby remise, release, and forever quitclaim to INVISION PALM, LLC, a California limited liability company, that certain easement located in the City of Riverside, County of Riverside, State of California as described in EXHIBIT "A" attached hereto and incorporated herein by this reference.

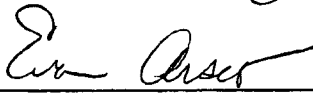
Dated February 24, 2021

CITY OF RIVERSIDE,
a California charter city and municipal corporation

Kris Martinez
Public Works Director

By 
Gilbert Hernandez
Deputy Public Works Director/City Engineer

APPROVED AS TO FORM:
BY 
CHIEF ASSISTANT CITY ATTORNEY

Attest 
Eva Arseo, Interim City Clerk

This document filed for record
by Orange Coast Title Company
as an accommodation only.
It has not been examined as to its
execution or as to its effect
upon title.

When recorded mail to:

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

176-7576-ACC

FOR RECORDER'S OFFICE USE ONLY

Project: Sewer and Storm Drain Easement Quitclaim
Por. APN: 217-140-039
Address: 4800 Palm Avenue

DX - 1855

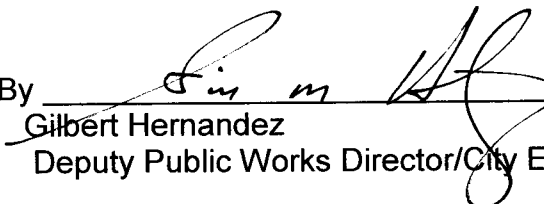
EASEMENT QUITCLAIM

The **CITY OF RIVERSIDE**, a California charter city and municipal corporation, does hereby remise, release, and forever quitclaim to **INVISION PALM, LLC**, a California limited liability company, that certain easement 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 26, 2021

CITY OF RIVERSIDE,
a California charter city and municipal corporation

Kris Martinez
Public Works Director

By 
Gilbert Hernandez
Deputy Public Works Director/City Engineer

APPROVED AS TO FORM:

BY 
CHIEF ASSISTANT CITY ATTORNEY

Attest 
Eva Arseo, Interim City Clerk

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)

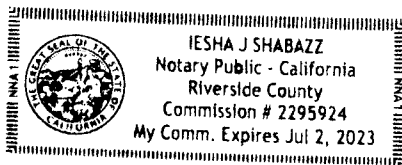
On March 31, 2021 before me, Iesha J. Shabazz, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared EVA Arsec
Name(s) of Signer(s)

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.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Easement Quitclaim

Document Date: February 26, 2021 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

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 26, 2021, before me, SHERYN LEE SMAY,

notary public, personally appeared, GILBERT M. HERNANDEZ,

ALSO KNOWN AS GILBERT HERNANDEZ,

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 Smay
Notary Signature



EXHIBIT "A"
LEGAL DESCRIPTION

Project: Sewer and Storm Drain Easement Quitclaim
Por. APN: 217-140-039
Address: 4800 Palm Avenue

This document is intended to quitclaim all of the 10 foot Storm Drain Facilities Easement granted to the City of Riverside by Easement document recorded March 15, 1968 as Instrument No. 24132 of Official Records of Riverside County, California, and a portion of the 10 foot Sanitary Sewer Facilities Easement granted to the City of Riverside by Sanitary Sewer Easement document recorded March 14, 1969 as Instrument No. 25076 of Official Records of Riverside County, California, both lying within Parcel A of Certificate of Compliance for Lot Merger LL-P19-0081 recorded April 3, 2019 as Document No. 2019-0112244 of Official Records of Riverside County, California, lying Northeast of the following described line:

COMMENCING at the Southwest corner of said Parcel A;

Thence North 48°07'15" East, along the Northwest line of said Parcel A, a distance of 10.00 feet to the **POINT OF BEGINNING** of said line description;

Thence South 41°52'45" East, a distance of 10.00 feet to a point on the Southeast line of said Sanitary Sewer Easement and the **END** of this line description

This document is intended to quitclaim all of the City of Riverside interest contained in the above described Easement documents, lying within said Parcel A as described above. This document is not intended to amend or quitclaim any other easements or rights recorded prior to or subsequent to said document.

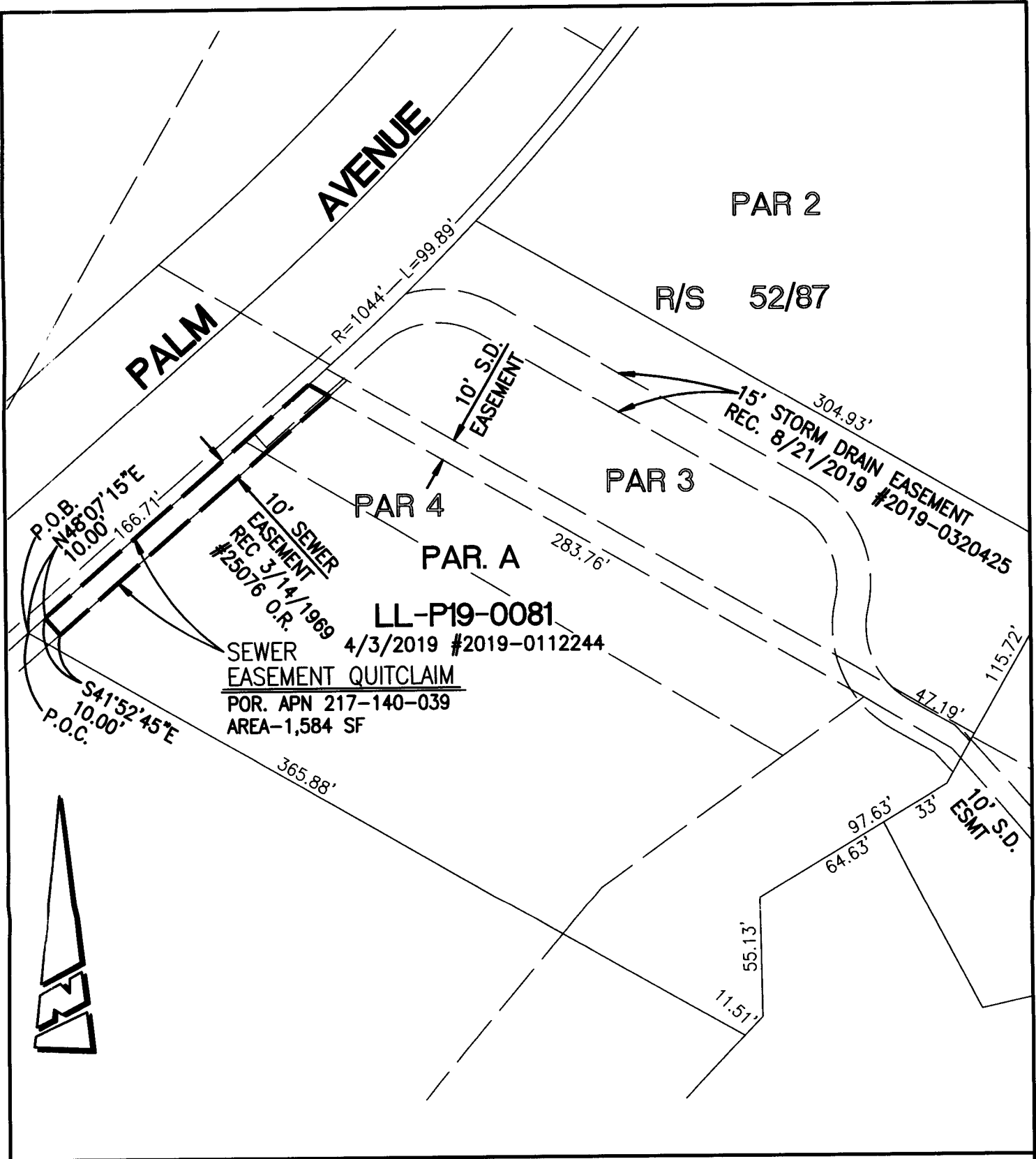
Storm Drain Easement Area – 3,186 S.F. more or less

Sewer Easement Area – 1,584 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 4/25/21 Prep. *(Signature)*
Curtis C. Stephens, L.S. 7519 Date





LL-P19-0081
 4/3/2019 #2019-0112244
SEWER EASEMENT QUITCLAIM
 POR. APN 217-140-039
 AREA-1,584 SF

• 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.

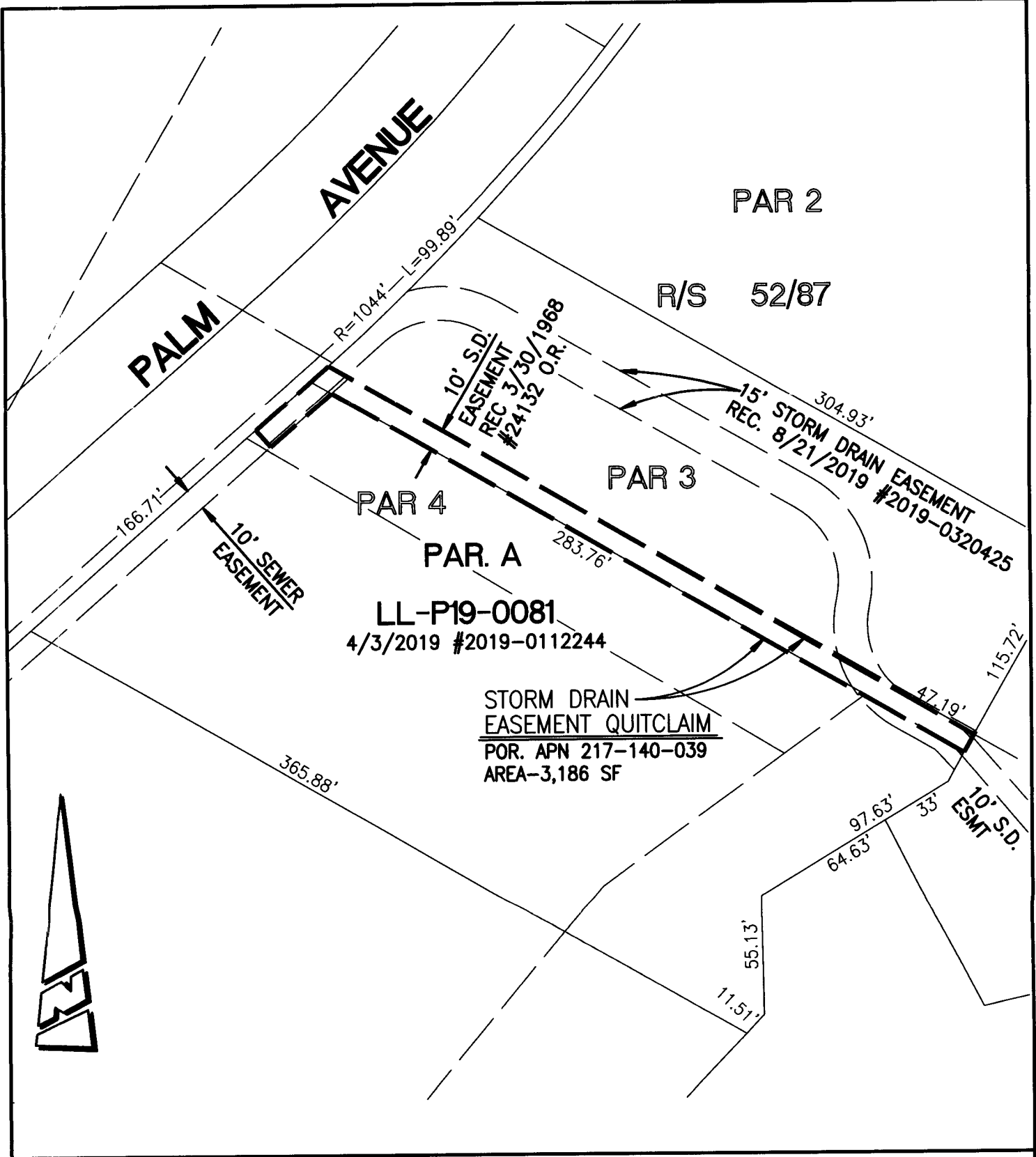
SHEET 1 OF 2

SCALE: 1"=60'

DRAWN BY: CURT

DATE: 2/25/21

SUBJECT: 4800 PALM AVENUE - SEWER EASEMENT QUITCLAIM.



• 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 2 OF 2

SCALE: 1"=60'

DRAWN BY: CURT

DATE: 2/25/21

SUBJECT: 4800 PALM AVENUE - STORM DRAIN EASEMENT QUITCLAIM.