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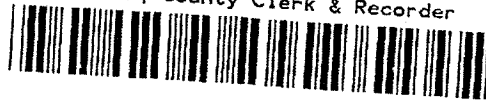
Riverside City Attorney's Office
3900 Main Street
Riverside, CA 92522
Ref: CA#L09-0269

DOC # 2011-0334600

08/01/2011 10:53A Fee:NC
Page 1 of 10

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



This instrument is for the benefit
of the City of Riverside and is
exempt from recording fees
(Government Code § 27383¹)

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QUIET TITLE JUDGMENT
CASE NO. RIC10017779

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¹ Government Code § 27383: "No fee shall be charged by the recorder for services rendered to the State, to any municipality, county in the State or other political subdivision thereof, except for making a copy of a paper or record."

16730

Riverside Superior Court
Date Received: 7/20/11 4

1 GREGORY P. PRIAMOS, City Attorney, SBN 136766
2 HERIBERTO F. DIAZ, Deputy City Attorney, SBN 132821
3 BRANDON S. MERCER, Deputy City Attorney, SBN 244413
4 CITY OF RIVERSIDE
5 City Hall, 3900 Main Street
6 Riverside, California 92522
7 Telephone (951) 826-5567
8 Facsimile (951) 826-5540
9 ediaz@riversideca.gov

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

JUL 25 2011

(Fee Exempt Gov't Code § 6703)

SLH

JUL 26 2011
R

Attorneys for Plaintiff, City of Riverside

SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

11	CITY OF RIVERSIDE, a California charter city)	Case No. RIC10017779
12	and municipal corporation,)	Assigned for all purposes to the
13	Plaintiff,)	Hon. Judge Gloria Connor Trask
14	vs.)	Dept. 3
15	JAMES T. LOEB AND DONNA J. LOEB, etc.;)	QUIET TITLE JUDGMENT
16	et al.,)	APN 225-131-011-8
17	Defendants.)	Complaint Filed: September 8, 2010

19 It appearing to the court that plaintiff City of Riverside and defendants James T. Loeb
20 and Donna J. Loeb, Trustees of James and Donna Loeb Trust Under the Provisions of a Trust
21 Agreement Dated October 4, 2000, have entered into a Stipulation re Settlement and for Entry of
22 Quiet Title Judgment ("Stipulation") (submitted concurrently herewith) as to real property
23 commonly known as Assessor's Parcel Number 225-131-011-8 and more particularly described
24 in Exhibit 1; and

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It further appearing to the court that a default has been entered against defendant "all persons unknown, claiming any legal or equitable right, title, estate, lien or interest in the property described in the Complaint adverse to Plaintiffs' title, or any cloud on Plaintiffs' title thereto," which has not answered or otherwise responded to the lawsuit;

It further appearing to the court that on December 23, 2008, plaintiff took possession of Assessor's Parcel Number 225-131-011-8 that is more particularly described in Exhibit 1;

IT IS HEREBY FOUND AND DETERMINED:

1) By execution of the Stipulation, defendants James T. Loeb and Donna J. Loeb, Trustees of James and Donna Loeb Trust Under the Provisions of a Trust Agreement Dated October 4, 2000, ("Loeb's") expressly waive the right to further and greater compensation and damages; the right to an award of interest, attorney's fees and costs, to the extent that they be allowed by law;

2) By execution of the Stipulation, the Loeb's waive the right to a jury trial, statement of decision, and the time and right to appeal or otherwise attack the judgment that will be made and entered pursuant to this stipulation;

3) Pursuant to the Stipulation, no later than fifteen (15) days after entry of this judgment, the City shall pay to the Loeb's the sum of Twenty Thousand Dollars (\$20,000.00) as consideration for the Stipulation and for entry of judgment;

4) Pursuant to the Stipulation, the City will apply for cancellation of taxes and thereafter shall cooperate in implementing the cancellation as provided by and in compliance with state law; and

5) This Judgment shall supersede the Settlement Agreement and Release made by and between the City and the Loeb's on May 27, 2011.

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

That payment in the amount of Twenty Thousand Dollars (\$20,000.00) shall be paid by the City to James T. Loeb and Donna J. Loeb, Trustees of James and Donna Loeb Trust Under



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1 the Provisions of a Trust Agreement Dated October 4, 2000, outside these court proceedings as
2 follows: the draft shall be made payable to "Hubbard Law Firm Trust Account" and forwarded
3 to:

4 David F. Hubbard, Esq.
5 HUBBARD LAW FIRM
6 3877 12th Street
7 Riverside CA 92501

8 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that plaintiff's fee simple
9 title to that portion of the real property commonly known as Assessor's Parcel Number 225-131-
10 011-8 that is legally described in Exhibit 1 hereto (said legal description being incorporated herin
11 by this reference) is hereby quieted in and to Plaintiff free and clear of any and all liens,
12 encumbrances, easements, and leaseholds, of whatever kind or nature of record, including
13 without limitation the following:

- 14 a) Covenants, conditions and restrictions as set forth in the document recorded
15 January 6, 1927, in Book 700 of Deeds Page 509;
- 16 b) Unrecorded lease dated April 1, 2006. Executed by James T. Loeb and Donna J.
17 Loeb, Trustees of the James and Donna Loeb Trust Under the Provisions of a
18 Trust Agreement Dated October 4, 2000, as lessor and San Bernardino Pool
19 Supply as lessee, as disclosed by a subordination agreement – lease recorded
20 February 23, 2006, as Instrument No. 2006-0131193 of Official Records; and
- 21 c) Document recorded February 23, 2006, as Instrument No. 2006-0131193 of
22 Official Records which provides that the preceding document was subordinated to
23 the document recorded February 23, 2006, as Instrument No. 2006-0131191 and
24 Instrument No. 2006-0131192 of Official Records.

25 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that title in and to
26 Assessor's Parcel Number 225-131-011-8 that is legally described in Exhibit 1 hereto is quieted
27 in favor of plaintiff as of December 23, 2008.

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IT IS FURTHER ORDERED, ADJUDGED AND DECREED that defendants James T. Loeb and Donna J. Loeb, Trustees of James and Donna Loeb Trust Under the Provisions of a Trust Agreement Dated October 4, 2000, and "all persons unknown, claiming any legal or equitable right, title, estate, lien or interest in the property described in the Complaint adverse to Plaintiffs' title, or any cloud on Plaintiffs' title thereto," own or possess no right, title, estate, interest, or lien, whatever, in and to Assessor's Parcel Number 225-131-011-8 that is legally described in Exhibit 1 hereto.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that as of December 23, 2008, taxes are cancelled as to Assessor's Parcel Number 225-131-011-8 that is legally described in Exhibit 1 hereto.

DATED: 7/22/11

JUDGE OF THE SUPERIOR COURT

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Exhibit 1



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EXHIBIT 1



2011-0334600
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A.P.N. 225-131-011
Quiet Title

Parcel 1

All that certain real property situated in the County of Riverside, State of California, described as follows:

That portion of the West half of Southeast Quarter of the Northwest Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Base and Meridian, in the City of Riverside, County of Riverside, State of California, as shown by United States Government Survey, described as follows:

BEGINNING at a point on the Northwest line of Magnolia Avenue, 125.8 feet Southwest of the intersection of said Northwest line of Magnolia Avenue with the South line of the right of way of the San Pedro, Los Angeles and Salt Lake Railroad;

Thence West parallel with the South line of said right of way, 143.8 feet to the easterly line of Lot 43 of Record of Survey, filed in Book 9, Page 3 of Record of Survey, records of said Riverside County; said easterly line also being the easterly line of that certain parcel of land described in deed to Anthony Georgopoulos by Grant Deed recorded November 30, 2009, per Document No. 2009-0614644 of Official Records of said Riverside County;

Thence South parallel with the East line of Brockton Avenue, and along said easterly line of Lot 43, a distance of 56.3 feet;

Thence East, parallel with the South line of said Railroad right of way, 114.45 feet to the Northwest line of Magnolia Avenue;

Thence Northeast, along the Northwest line of Magnolia Avenue, 62.9 feet, to the **POINT OF BEGINNING**;

EXCEPTING THEREFROM that portion described as follows:

BEGINNING at a point on the Northwest line of Magnolia Avenue, 125.8 feet Southwest of the intersection of said Northwest line of Magnolia Avenue with the South line of the right of way of the San Pedro, Los Angeles and Salt Lake Railroad;

Thence West parallel with the South line of said right of way, 90 feet;

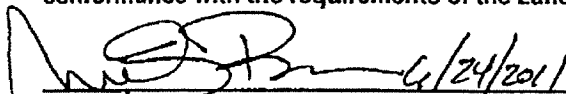
Thence Southerly 56.3 feet, more or less, to a point on the Southerly line of that certain Parcel of land conveyed to Kermit R. MacKinga by deed recorded April 25, 1946, in Book 745, Page 183 of Official Records, Riverside County Records, said point being 60 feet Westerly from the Southeast corner of said parcel;

Thence Easterly, parallel with the South line of the right of way of said Railroad, and along said Southerly line of said last mentioned Parcel, 60 feet to a point on the Northwest line of Magnolia Avenue;

Thence Northeasterly along the Northwesterly line of Magnolia Avenue, 62.9 feet to the **POINT OF BEGINNING**.

Said **Parcel 1** is also shown as a portion of Lot 3 on Record of Survey on file in Book 9, Page 58 of Records of Survey, Riverside County Records, and also shown as a portion of Lot 3 on Assessor's Map No. 5, on file in Book 2, Page 10 of Assessor's Maps, Riverside County Records.

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

 6/24/2011 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/11



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7 pages

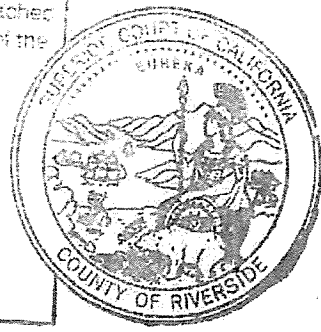
This must be in red to be a "CERTIFIED COPY"

Each document to which this certificate is attached is certified to be a full, true and correct copy of the original on file and of record in my office.

Superior Court of California
County of Riverside

By: K. Doudon
DEPUTY

Dated: 7/28/2011



Certification must be in red to be a "CERTIFIED COPY"



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LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Parallel
Southern
Mackinac
Point
Parallel
Parcel

Date: August 1, 2011

Signature: Erica Elery

Print Name: Erica Elery

