

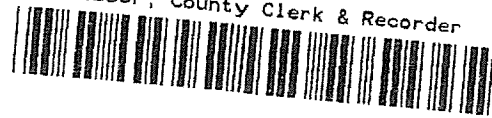
When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING

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

DOC # 2011-0539036
12/06/2011 03:30P Fee:NC
Page 1 of 6
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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Mr. Ken						T:	CTY	UNI	513

Project: Iowa Avenue Grade Separation
APN: 247-150-007 (Portion)
Address: 670 Iowa Avenue, Riverside, CA

D- 16739



QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, EXPERIENCED TRACTOR PARTS, INC., do hereby remise, release, and forever quitclaim to the CITY OF RIVERSIDE, a charter city and municipal corporation of the State of California its successors and assigns, without any demand for monetary or other consideration, all rights, title and interest in the real property as described in EXHIBIT A attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Date: 9-15-11

EXPERIENCED TRACTOR PARTS, INC.

By: [Signature]

By: [Signature]

ACKNOWLEDGMENT

State of California
County of RIVERSIDE } ss

On SEPTEMBER 15, 2011, before me SHERYN LEE SMAY, Notary Public, personally appeared CHARLES E. KENDRICK AND SUSAN M. KENDRICK 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/hers/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



CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated: 10/25/11

CITY OF RIVERSIDE

By: [Signature]
David Welch
Real Property Services Manager

APPROVED AS TO FORM

Susan Maloen
DEPUTY CITY ATTORNEY



2011-0539036
12/06/2011 03:38P
2 of 6

EXHIBIT "A"

IOWA AVENUE OVERPASS
APN: 247-150-007
FEE SIMPLE INTEREST

That certain real property in the City of Riverside, County of Riverside, State of California, as conveyed to M. Stanley Muskat, by Deed recorded June 6, 1974, as Instrument No. 69057 and Harvey Kates and Joyce Kates, Trustees of the Kates Family Trust of 1986, by Deed recorded September 22, 1987, as Instrument No. 273576, both Official Records of Riverside County, California, more particularly being described as follows:

Parcel 1

That portion of Lots 59, 60, 67 and Iowa Avenue (vacated) of Map of East Riverside in the City of Riverside, County of Riverside, State of California, as shown on file in Book 7 of Maps, at Page 33 thereof, Records of San Bernardino County, California, described as follows:

Beginning at the Southwest corner of said Lot 67;

Thence East, on the South line of said Lot, to the Northwesterly line of the right-of-way of the B.N.S.F. Railway Company right-of-way (formerly Atchison, Topeka, and Santa Fe Railroad and the Riverside, Santa Ana, and Los Angeles Railroad);

Thence Northeasterly, on the Northwesterly line of said railway right-of-way, to an intersection with the Southwesterly line of the parcel of land conveyed to the County of Riverside by Deed recorded September 25, 1914 in Book 402, Page 125 of Deeds, Records of Riverside County, California;

Thence Northwesterly, on the Southwesterly line of said parcel of land so conveyed to the County of Riverside and on the Northwesterly extension thereof (to a point on a line which is 50 feet East of and parallel with the following described line:

Beginning at the intersection of the centerline of Spring Street and Palm Avenue as shown on said Map of East Riverside;

Thence S.00°53'00"E., a distance of 600.00 feet);

Thence South, on said parallel line, to the Northeast corner of Lot 60 1/2 of said Map of East Riverside;

Thence East, on the Easterly extension of the North line of said Lot 60 1/2 to a point on the centerline of Iowa Avenue, as shown on said map;

Thence Southwesterly on the centerline of Iowa Avenue, to an intersection with the Northerly extension of the West line of said Lot 67;

Thence South on said extended line and on the West line of said Lot 67, to the Point of Beginning;



EXCEPTING THEREFROM that portion included in the Deed to Atchison, Topeka and Santa Fe Railway Company recorded April 7, 1930 in Book 849, Page 72 of Deeds, Records of Riverside County, California, described as follows:

Beginning at a point on the Northwesterly line of the Atchison, Topeka and Santa Fe right-of-way, as described in Deed recorded in Book 50, Page 486 of Deeds, Records of San Bernardino County, California;

Thence S.34°02'00"W. on said right-of-way line, a distance of 769.57 feet from the Southerly line of Spring Street;

Thence S.34°02'00"W. on said right-of-way line, a distance of 185.63 feet;

Thence N.55°58'00"W., a distance of 30.00 feet;

Thence N.34°02'00"E., a distance of 185.71 feet to the Southwesterly line of property conveyed to the County of Riverside by Deed recorded in Book 402, Page 125 of Deeds, Records of Riverside County, California;

Thence S.55°49'00"E. on the Southwesterly line of said property, to the Point of Beginning;

ALSO EXCEPTING THEREFROM that portion thereof conveyed to Riverside County, by Deed recorded August 18, 1915 in Book 406, Page 337 of Deeds, Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion of land conveyed to the County of Riverside, more particularly described in that certain document recorded March 14, 1964 as Instrument No. 4996 in Book 3582, Page 200 of Official Records of Riverside County, California, described as follows:

Included within a strip of land 5.00 feet in width, the Westerly line of said 5-foot strip being described as follows:

Beginning at the Southwest corner of said Lot 67, said corner lying in the Easterly line of Iowa Avenue (100.00 feet wide);

Thence Northerly along said Easterly line of Iowa Avenue to an angle point therein as shown on said map;

Thence continuing Northerly along the Northerly extension of said Easterly line of Iowa Avenue to its point of intersection with the Northwesterly prolongation of the Southwesterly line of the property conveyed to the County of Riverside by Deed recorded September 25, 1914, in Book 402, Page 125 of Deeds, Records of Riverside County, California, said point of intersection being the end of this described line.

The Easterly line of said 5-foot strip shall be lengthened or shortened to terminate Northerly in said Northwesterly prolongation of the Southwesterly line of property conveyed to the County of Riverside, and Southerly in the Southerly line of said Lot 67.



Parcel 2

That portion of Iowa Avenue as shown on Map of East Riverside, in the City of Riverside, County of Riverside, State of California, recorded in Book 7, Page 33 of Maps, Records of San Bernardino County, California, vacated by Resolution of the Board of Supervisors of Riverside County, a certified copy of which was recorded August 12, 1952 as Instrument No. 34429 of Official Records of Riverside County, California, and bounded as follows:

On the North by the Easterly prolongation of the Northerly line of Block 60 1/2 of said Subdivision;

On the Southeast by the centerline of said Iowa Avenue;

On the West by the Northerly prolongation of the Easterly line of said Iowa Avenue, said Easterly line was re-established by said resolution;

EXCEPTING THEREFROM that portion of said land conveyed to the County of Riverside, more particularly described in that certain document recorded March 14, 1964 as Instrument No. 4996 in Book 3582, Page 200 of Official Records of Riverside County, California, described as follows;

Included within a strip of land 5 feet in width, the Westerly line of said 5-foot strip being described as follows;

Beginning at the Southwest corner of said Lot 67, said corner lying in the Easterly line of Iowa Avenue (100.00 feet wide);

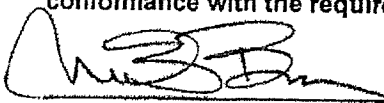
Thence Northerly along said Easterly line of Iowa Avenue to an angle point therein as shown on said map;

Thence continuing Northerly along the Northerly extension of said Easterly line of Iowa Avenue to its point of intersection with the Northwesterly prolongation of the Southwesterly line of the property conveyed to the County of Riverside by Deed recorded September 25, 1914 in Book 402, Page 125 of Deeds, Records of Riverside County, California, said point of intersection being the end of this described line.

The Easterly line of said 5-foot strip shall be lengthened or shortened to terminate Northerly in said Northwesterly prolongation of the Southwesterly line of property conveyed to the County of Riverside, and Southerly in the Southerly line of said Lot 67.

Areas = 4.876 acres, more or less.

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

 4/9/2010 Prep. E.V.
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/11



