

When recorded mail to:

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

**2018-0426318**

10/29/2018 03:02 PM Fee: \$ 0.00

Page 1 of 7

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)

100

FOR RECORDER'S OFFICE USE ONLY

Project: P17-0747  
POR. APN: 257-060-002  
Address:

**D- 17500**

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **Guthrie-Richter, LLC a California limited liability company**, does hereby remise, release, and forever quitclaim to the **CITY OF RIVERSIDE, a California charter city and municipal corporation**, its successors and assigns, 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: 9-19-2018

**Guthrie-Richter, LLC,  
a California limited liability company**

By: *[Signature]*

By: \_\_\_\_\_

Print Name: JIM GUTHRIE

Print Name: \_\_\_\_\_

Title: MANAGING MEMBER

Title: \_\_\_\_\_

**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 9-19-18, before me, DABellinger,  
notary public, personally appeared, Jim Guthrie

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.

DABellinger  
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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10-22-18

**CITY OF RIVERSIDE**

By:   
David Welch  
Real Property Services Manager

**Approved as to Form:**

By:   
Lauren M. Sanchez  
Deputy City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION FOR QUITCLAIM**  
**FROM GUTHRIE-RICHTER TO CITY OF RIVERSIDE**

All those portions of the Gage Canal as shown by Parcel Map, as filed in Book 20, Page 15 of Parcel Maps, Records of Riverside County, and that certain parcel of land as described in Grant Deed recorded December 29, 2000 as Document No. 2000-521659, Official Records of Riverside County, both State of California, lying within Section 17, Township 2 South, Range 4 West, San Bernardino Base and Meridian, said portions lying Northerly and Northwesterly of a line parallel and distant 25.00 feet Southerly and Southeasterly of, as measured at right angles to the centerline of Gage Canal as shown on said Parcel Map more particularly described as follows:

**BEGINNING** at the centerline intersection of said Gage Canal and Marlborough Avenue as shown on said Parcel Map, said point being the beginning a non-tangent 750.00 foot radius curve concave Southeasterly, a radial line bears North 56°49'03" West;

THENCE Southwesterly along the arc of said curve through a central angle of 13°45'42", a distance of 180.14 feet;

THENCE South 19°25'15" West, a distance of 227.35 feet to the beginning of a tangent 351.00 foot radius curve concave Northwesterly;

THENCE Southwesterly along the arc of said curve through a central angle of 16°05'30", a distance of 98.58 feet to the beginning of a compound 175.00 foot radius curve concave Northwesterly, a radial line bears South 54°29'15" East;

THENCE Southwesterly along the arc of said curve through a central angle of 44°20'30", a distance of 135.43 feet to the beginning of a compound 200.00 foot radius curve concave Northerly, a radial line bears South 10°08'45" East;

THENCE Westerly along the arc of said curve through a central angle of 41°29'15", a distance of 144.82 feet to the beginning of a reverse 200.00 foot radius curve concave Southerly, a radial line bears North 31°20'30" East;

THENCE Westerly along the arc of said curve through a central angle of 41°29'15", a distance of 144.82 feet to the **POINT OF TERMINATION**.

Containing 2,272 square feet, more or less.

This description was prepared by me or under my direction.



William Rohal L.S. 8805

8-1-2018

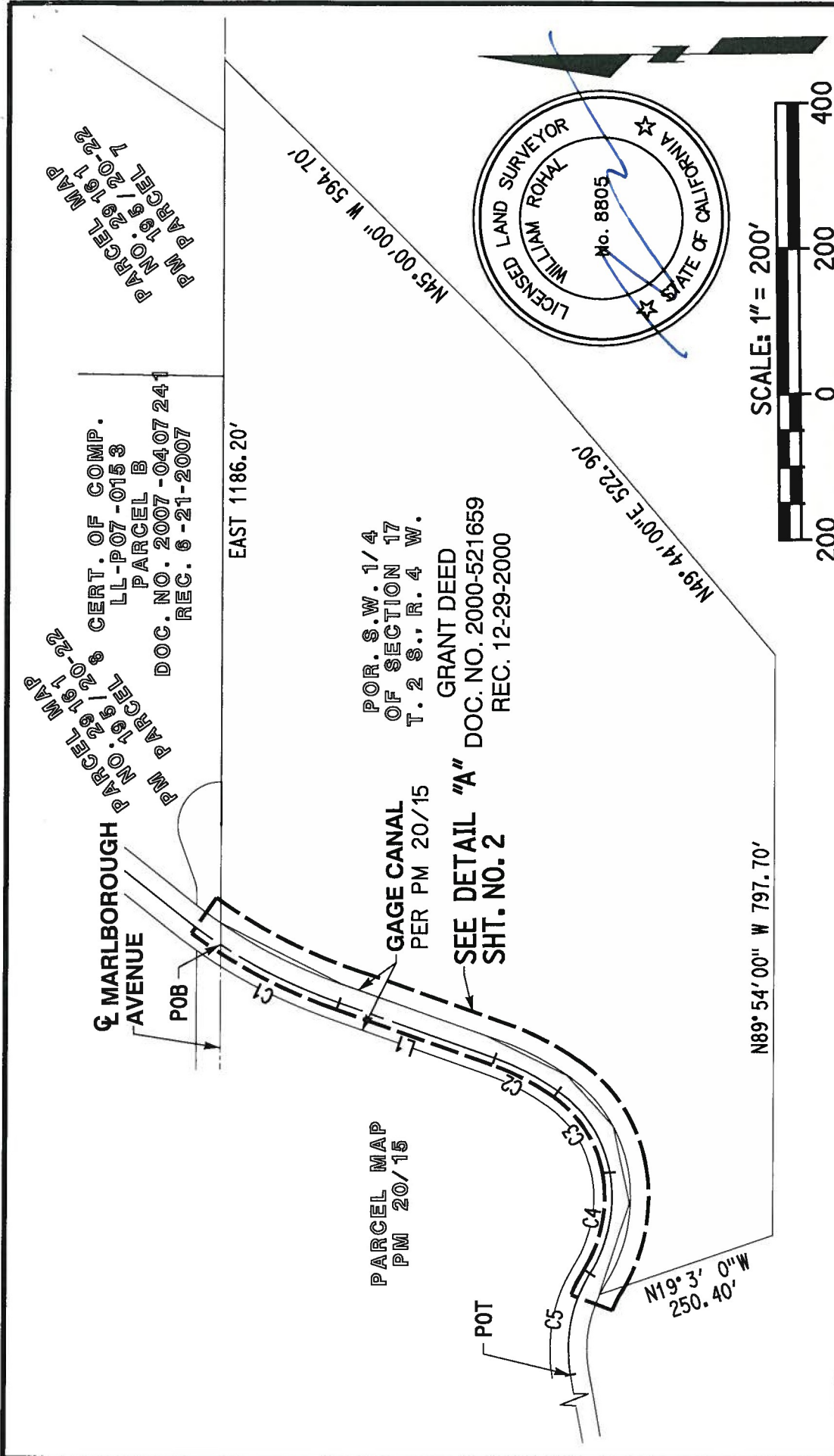
Date



DESCRIPTION APPROVAL:

BY:  9/12/18  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR



# CITY OF RIVERSIDE

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 2

1770 IOWA AVENUE - SUITE 100  
RIVERSIDE, CA 92507  
951.782.0707  
(FAX) 951.782.0723

**RICK**  
ENGINEERING COMPANY  
Riverside

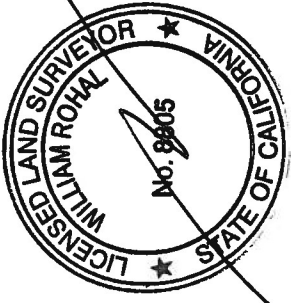
rickengineering.com  
San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

## QUITCLAIM

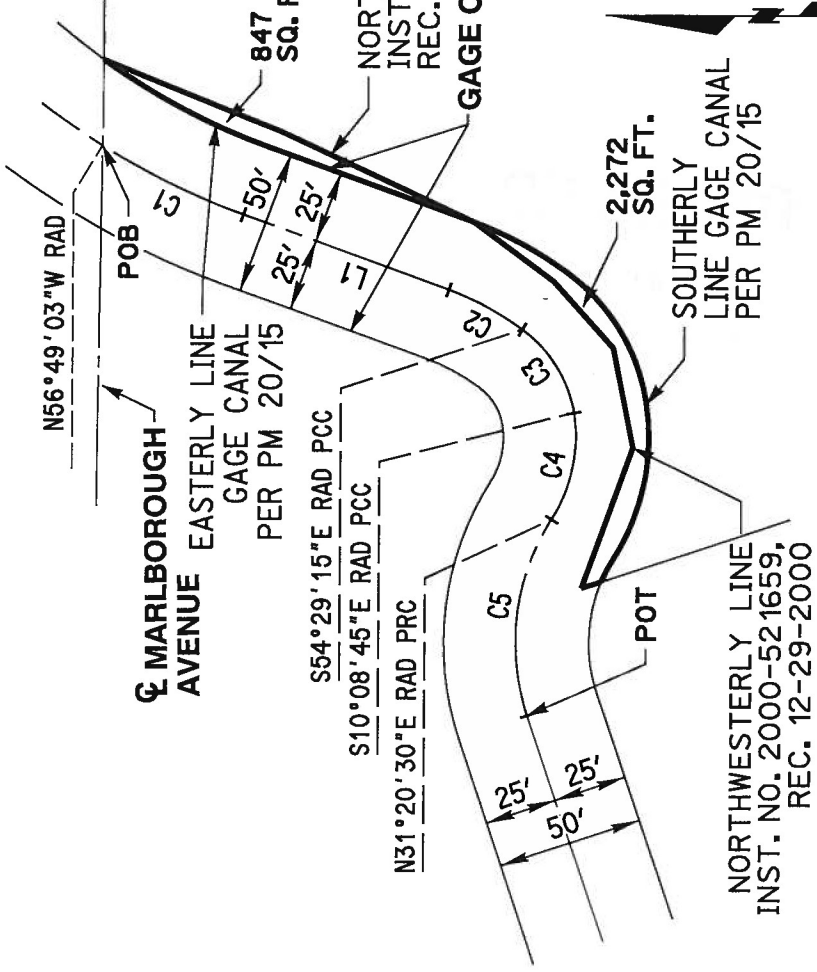
SCALE: 1"=200

DATE: JULY 11, 2018

CERT. OF COMP.  
 LL-P07-0153  
 PARCEL B  
 DOC. NO. 2007-0407241  
 REC. 6-21-2007



POR. S.W. 1/4  
 OF SECTION 17  
 T. 2 S., R. 4 W.  
 GRANT DEED  
 SQ. FT. DOC. NO. 2000-521659  
 REC. 12-29-2000  
 NORTHWESTERLY LINE  
 INST. NO. 2000-521659,  
 REC. 12-29-2000



NAME	DIRECTION	LENGTH
L1	S 19°25'15" W	227.35'

NAME	DELTA	RADIUS	ARC
C1	13°45'42"	750.00'	180.14'
C2	16°05'30"	351.00'	98.58'
C3	44°20'30"	175.00'	135.43'
C4	41°29'15"	200.00'	144.82'
C5	41°29'15"	200.00'	144.82'

**DETAIL "A"**  
 N.T.S.

# CITY OF RIVERSIDE

SHEET 2 OF 2

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

**RICK**  
 ENGINEERING COMPANY  
 Riverside

1770 IOWA AVENUE - SUITE 100  
 RIVERSIDE, CA 92507  
 951.782.0707  
 (FAX) 951.782.0723

rickengineering.com  
 San Diego · Orange · San Luis Obispo · Bakersfield · Sacramento · Phoenix · Tucson

## QUITCLAIM

SCALE: N/A DATE: JULY 11, 2018