

DOC # 2010-0430499

09/08/2010 08:00A Fee:47.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

When recorded mail to:

City Surveyor,  
Public Works Department,  
CITY OF RIVERSIDE  
City Hall, 3900 Main Street  
Riverside, California 92522

33402



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FOR RECORDER'S OFFICE USE ONLY

**NOTE TO COUNTY RECORDER:**

**DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

Project: Tract 33402

Por. APN: 141-230-003 & 030

Address: 12211 & 12214 Dewar Drive

**DX - 1526**

4  
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061

**QUITCLAIM DEED**

The CITY OF RIVERSIDE, a California charter city and municipal corporation, does hereby remise, release, and forever quitclaim to **Traditions Owners Co. 500, LP, a Delaware limited partnership**, 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 8/23 2010

CITY OF RIVERSIDE,  
a California charter city and municipal corporation

David H. Wright,  
Public Utilities General Manager

By *Stephen H. Badgett*  
Stephen H. Badgett,  
Public Utilities Deputy General Manager -  
Energy Delivery

APPROVED AS TO FORM

*Susan Wilson*  
DEPUTY CITY ATTORNEY

Attest *Colin*  
City Clerk

State of California

County of Riverside } ss

On 8/23/2010, before me, Irene Martinez, a Notary Public,

personally appeared Stephen N. Badgett 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.

Irene Martinez  
Notary Signature

#1780171



Exp. Dec. 13, 2011

**EXHIBIT "A"**

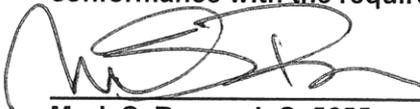
That certain real property in the City of Riverside, County of Riverside, State of California described as follows:

That portion of that certain easement for conveying electric energy in favor of the City of Riverside, successor in interest to Southern California Edison Company, lying within Lots 1 and 28 of Tract 33402 on file in Book 425 of Maps at Pages 93 through 95 thereof, Records of Riverside County, California.

**EXCEPTING THEREFROM** that portion lying within that certain easement designated and shown as "3' PUE" on said Tract 33402;

This document is intended to quitclaim any and all City of Riverside interest in that easement for conveying electric energy. This document is not intended to amend any other easements recorded prior to or subsequent thereto.

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

  
Mark S. Brown, L.S. 5655  
License Expires 9/30/11

8/11/2010 Date  
Prep. EV



TRACT  
31927  
M.B. 396/61-66

TRACT  
33402  
M.B. 425/93-95

22

2

3

4

SUMMIT  
RIDGE

DRIVE

1  
APN 141-230-003

DEWAR

25

226.82'

26

3' PUE dedicated  
& accepted on  
Tract 33402.

APN 141-230-030  
EASEMENT  
QUITCLAIM

27

28



Esmt. in favor of City of Riverside, successors in interest to Southern California Edison Company, recorded October 19, 1955 in Book 1809, Page 101, O.R. Riv. Co. Ca.

• 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: 1"=50'

DRAWN BY: EV DATE: 8/6/10

SUBJECT: TRACT 33402 ESMT. QUITCLAIM

DX1526

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Riverside }

On August 26, 2010 before me, Sherry R. Morton, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Colleen S. Nicol  
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.



exp. Mar. 7 2014

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: Sherry R. Morton  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Quitclaim Deed

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: Stephen H. Budgett

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Individual

Partner —  Limited  General

Attorney in Fact

Trustee

Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**

Top of thumb here

Corporate Officer — Title(s): \_\_\_\_\_

Individual

Partner —  Limited  General

Attorney in Fact

Trustee

Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**

Top of thumb here