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(T)

Chicago

166520

When recorded mail to:

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

RECEIVED FOR RECORD  
AT 2.00 O'CLOCK

MAY 13 1997

FREE RECORDING

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

Recorded in Official Records of Riverside County, California

Recorder *[Signature]*  
Fees \$ *0*

FOR RECORDER'S OFFICE USE ONLY

Project: University Avenue Widening  
Parcel 2

A.P.N. 211-183-010 - 7  
211-183-011 - 8

TRA: 009-063

D - 13

DTT *[Signature]*

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GILBERT VALENZUELA, doing business as LAS BRIZAS, does hereby remise, release, and forever quitclaim to the CITY OF RIVERSIDE, a municipal corporation of the State of California, its successors and assigns, all rights and interest in that certain unrecorded lease which pertains to the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lots 45, 46 and 47 of Alta Mesa Tract, as shown by map on file in Book 7, Page 30 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the southwesterly corner of said Lot 45;

THENCE North 89°29'30" East, along the southerly line of said Lots 45, 46 and 47, a distance of 180 feet to the southeasterly corner of said Lot 47;

THENCE North 0°13'19" East, along the easterly line of said Lot 47, a distance of 4.50 feet to a line parallel with and distant 54.00 feet northerly, as

measured at right angles, from the centerline of University Avenue (formerly Eighth Street) as shown by said map;

THENCE South 89°29'30" West, along said parallel line, a distance of 0.68 of a foot;

THENCE South 87°57'51" West, a distance of 150.05 feet to a line parallel with and distant 50.00 feet northerly, as measured at right angles, from said centerline of University Avenue;

THENCE South 89°29'30" West, along said last mentioned parallel line, a distance of 14.13 feet;

THENCE North 56°31'58" West, a distance of 18.23 feet to the westerly line of said Lot 45;

THENCE South 0°11'36" West, along said westerly line, a distance of 10.69 feet to the POINT OF BEGINNING.

Area - 470.2 square feet.

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



Mark S. Brown 7/31/96 Prep. Kap  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/99

Dated 11-20-96

Gilbert Valenzuela  
GILBERT VALENZUELA

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Los Angeles } ss

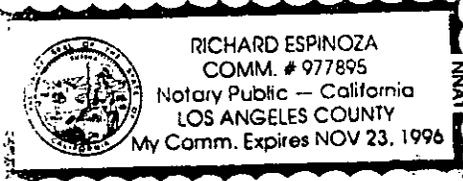
On Nov. 20, 1996, before me Richard Espinoza  
(date) (name)

a Notary Public in and for said State, personally appeared  
Gilbert Valenzuela  
Name(s) of Signer(s)

personally known to me - OR -  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.

WITNESS my hand and official seal.

*Richard Espinoza*  
Signature



CERTIFICATE OF ACCEPTANCE  
(Government Code Section 7281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a 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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 12/11/96

CITY OF RIVERSIDE  
*[Signature]*  
Real Property Services Manager  
of the City of Riverside

UNIV2.QCD  
APPROVED AS TO FORM  
*[Signature]*

OPTIONAL SECTION  
CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)

Title \_\_\_\_\_

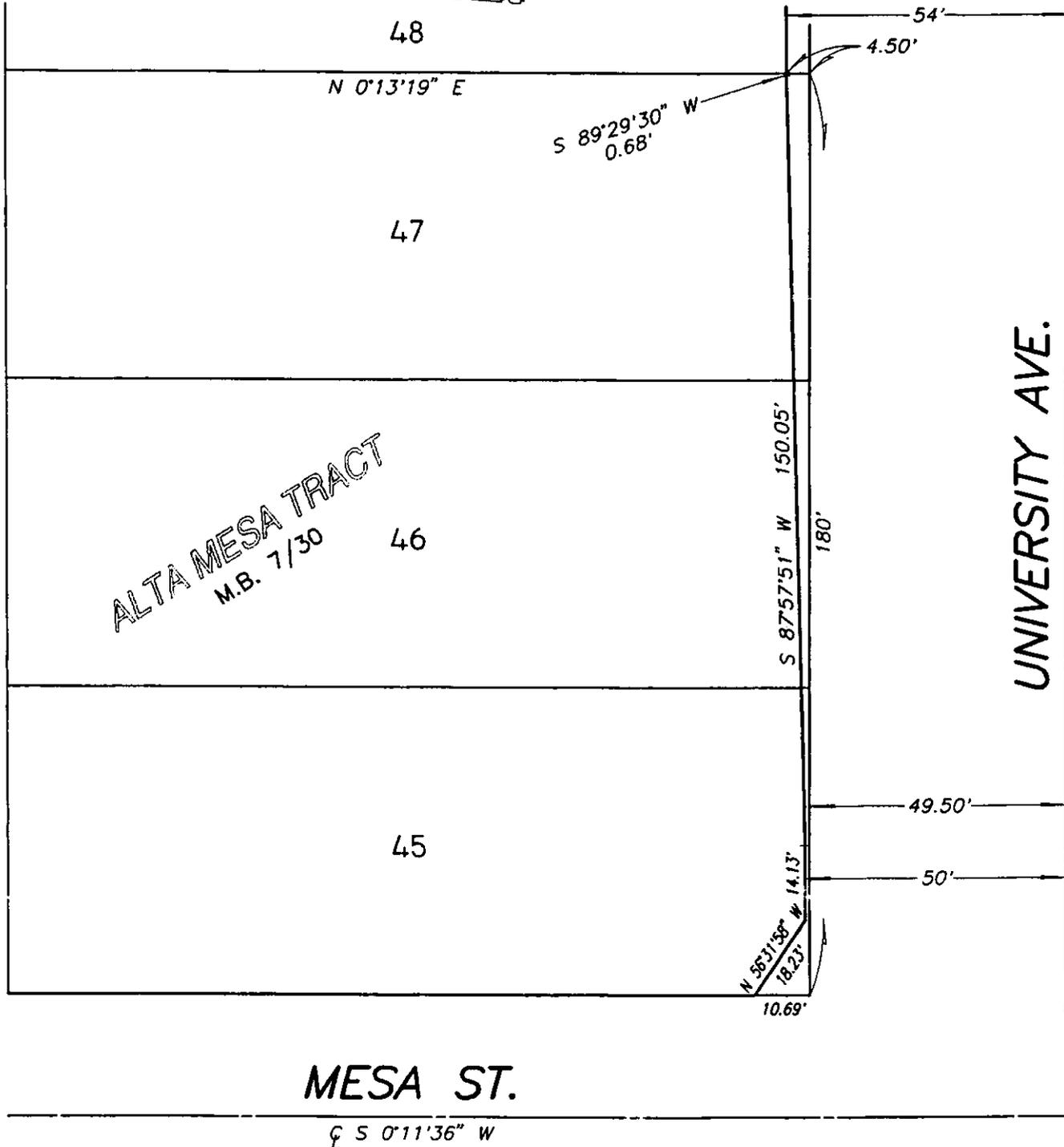
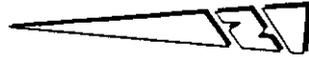
Title \_\_\_\_\_

- ( ) Guardian/Conservator
- (X) Individual(s)
- ( ) Trustee(s)
- ( ) Other

- ( ) Partner(s)
- ( ) General
- ( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_



ALTA MESA TRACT  
 M.B. 7/30 46

UNIVERSITY AVE.

℄ N 89°29'30" E  
 (formerly Eighth Street)

MESA ST.

℄ S 0°11'36" W

• 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

3/21  
 41-1

SCALE: 1"=30'

DRAWN BY: *[Signature]* DATE: 3/2/94

SUBJECT: UNIVERSITY AVENUE WIDENING, PARCELS 2 & 3