

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 3.21
(ID # 13426)**

MEETING DATE:

Tuesday, October 20, 2020

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Adoption of Resolution No. 2020-202 Summarily Vacating portions of Mt. Vernon Avenue and Execution of Quitclaim Deeds in the Highgrove area, CEQA Exempt, District 2. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that Summarily Vacating portions of Mt. Vernon Avenue and Execution of Quitclaim Deeds is categorically exempt from CEQA pursuant to Section 15060 (c)(2), and Section 15061 (b)(3) of the State CEQA Guidelines;
2. Adopt Resolution No. 2020-202, Summarily Vacating portions of Mt. Vernon Avenue and Execution of Quitclaim Deeds in the Highgrove area;
3. Direct the Clerk of the Board to deliver the Notice of Exemption to the Office of the County Clerk for filing within five (5) working days of this Board meeting; and
4. Authorize the Chairman of the Board to execute the Quitclaim Deeds and direct the Clerk of the Board to cause a certified copy of this resolution and quitclaim deeds to be recorded in the office of the Recorder of the County of Riverside, California.

ACTION:Policy

Patricia Romo, Director of Transportation 9/22/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Hewitt, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Abstain: None
Date: October 20, 2020
xc: Transp.

Kecia R. Harper
Clerk of the Board
By:
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|---|-----------------------------|--------------------------|-----------------------------------|---------------------|
| COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS: Applicant Fees 100% No General Fund will be used. | | | Budget Adjustment: N/A | |
| | | | For Fiscal Year: 2020/2021 | |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

The applicant for FTM30908 and FSM30909 is requesting the vacation and quitclaim of portions of Mt. Vernon Avenue in the Highgrove area. The portions of Mt. Vernon Avenue to be vacated are excess right-of-way due to re-alignment of the road. The new alignment of Mt. Vernon Avenue has already been dedicated and constructed. It is the Transportation Departments opinion that the portions of Mt. Vernon Avenue acquired by Final Order of Condemnation, conveyed easements to the County, not fee title. However, several Grant Deeds and Lot Line Adjustments abutting this portion of Mt. Vernon have treated the Final Order of Condemnation as having conferred fee title to the County. To clear up any possible ownership issues the County will be quitclaiming these portions of Mt. Vernon. It has been determined that the value of the quitclaim portions has been fairly compensated by the right-of-way dedications and street improvements of the re-alignment. The Transportation Department has reviewed this vacation and has no objections.

As determined in the attached Notice of Exemption, the vacation is exempt from the provisions of CEQA pursuant to Categorical Exemptions 15060(c) and 15061(b)(3) of the State CEQA Guidelines. The vacation will not result in any specific or general exceptions to the use of the categorical exemption and will not cause any direct or indirect physical environmental impacts.

County Counsel has approved Resolution Number 2020-202 as to form.

Impact on Residents and Businesses

The vacation of these portions of Mt. Vernon Avenue and Execution of Quitclaim Deeds will not impact residents or businesses.

Additional Fiscal Information

All fees are paid by the project. There is no General Fund obligation.

ATTACHMENTS:

- Resolution No. 2020-202
- Resolution Exhibits "A" and "B" (Legal Description and Plat)
- Quitclaim Deeds (2) with Exhibits "A" and "B" (Legal Description and Plat)

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Notice of CEQA Exemption
Attachment "A" (Vicinity Map)
Authorization to Bill



Jason Farin, Principal Management Analyst 10/13/2020

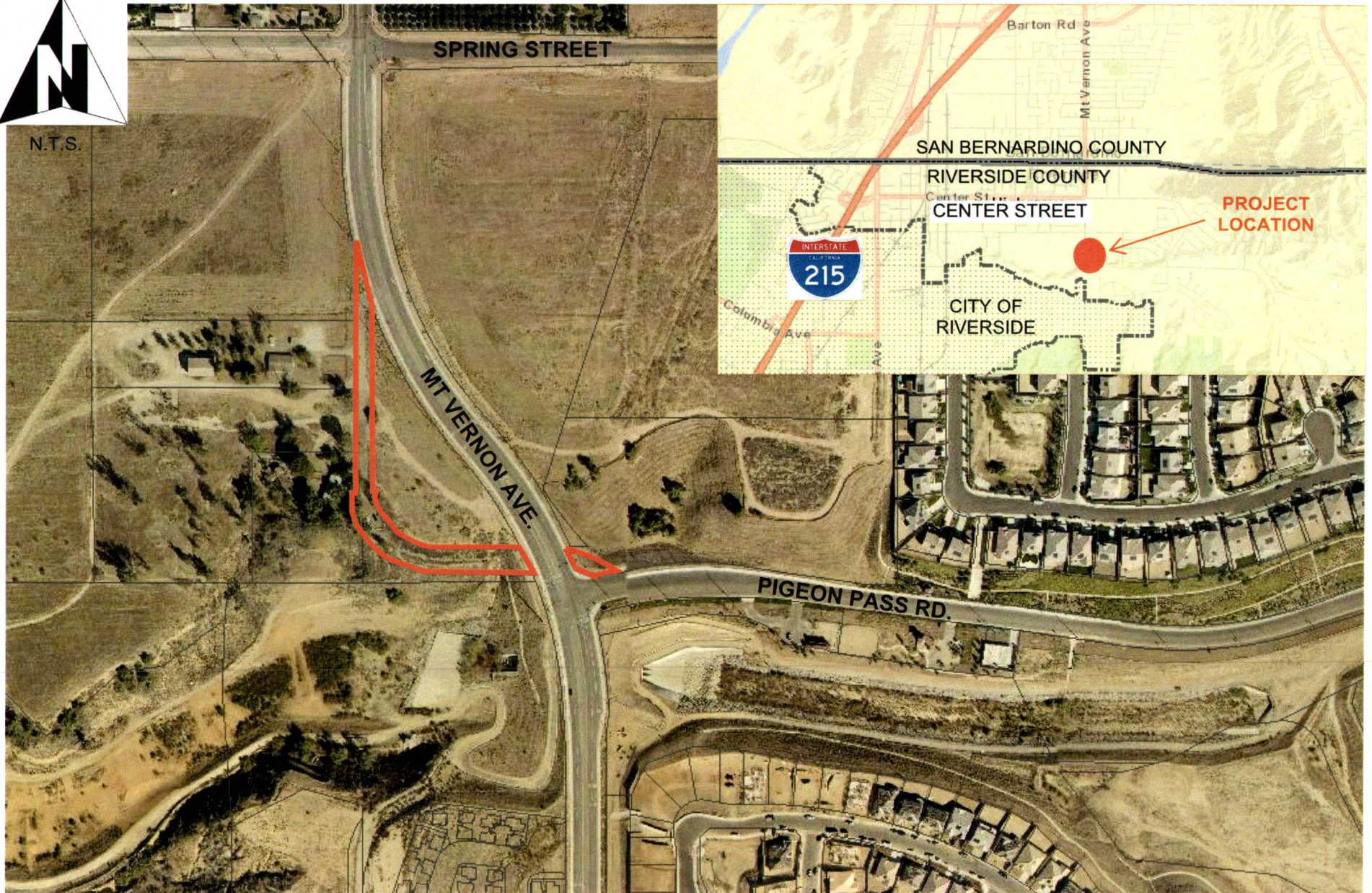


Gregory V. Priaplos, Director County Counsel 10/8/2020

ATTACHMENT "A"
SUMMARILY VACATING PORTIONS MT VERNON AVENUE AND EXECUTION OF QUITCLAIM DEEDS
IN THE HIGHGROVE AREA



N.T.S.



 INDICATES AREAS TO BE VACATED

NOTE: TO BE REMOVED PRIOR TO RECORDING

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 – RIVERSIDE, CA 92502

2020-0512923

10/23/2020 12:35 PM Fee: \$ 0.00

Page 1 of 10

Recorded in Official Records
County of Riverside

Peter Aldana
Assessor-County Clerk-Recorder



THIS SPACE FOR RECORDERS USE ONLY

1620

RESOLUTION NO. 2020-202

Title of Document

**SUMMARILY VACATING PORTIONS MT. VERNON AVENUE AND EXECUTION OF QUITCLAIM
DEEDS IN THE HIGHGROVE AREA**

(ABS20007)

(SECOND SUPERVISORIAL DISTRICT)

(Transportation Department ~ Item 3.21 of 10/21/2020)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

2

3

4 **RESOLUTION NO. 2020-202**

5 **SUMMARILY VACATING PORTIONS**

6 **MT. VERNON AVENUE AND EXECUTION OF QUITCLAIM DEEDS**

7 **IN THE HIGHGROVE AREA.**

8 **(ABS20007)**

9 **(Second Supervisorial District)**

10

11 **WHEREAS**, the hereinafter-described portions of Mt. Vernon Avenue were

12 acquired by the County of Riverside by Final Decree of Condemnation recorded

13 September 19, 1933, in Book 133 of Official Records, Page 514, et seq., Easement Deed

14 recorded February 23, 1989, as Instrument Number 056381, and Easement Deed

15 recorded March 22, 1989, as Instrument Number 88503, all records of the Recorder of

16 Riverside County, California; and,

17

18 **WHEREAS**, the hereinafter-described portions of Mt. Vernon Avenue are excess

19 right-of-way, and are not required for public street or highway purposes; and,

20

21 **WHEREAS**, applicable procedures pertaining to summary vacations were followed

22 pursuant to the County's adopted "Resolutions for Fixing Procedures to Vacate and

23 Accept County Highways and Property Offered for Dedication," now therefore;

24

25 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors of

26 the County of Riverside, State of California, in regular session assembled on

27 October 20, 2020, as follows:

28

FORM APPROVED COUNTY COUNSEL

BY: WESLEY W. STANFIELD DATE 10/5/2020

1 **RESOLUTION NO. 2020-202**

2
3 1. The vacation of portions of Mt. Vernon Avenue is categorically exempt from
4 CEQA pursuant to Section 15060(c)(2), and Section 15061(b)(3) of the
5 State CEQA Guidelines.

6
7 2. Pursuant to Division 9, Part 3, Chapter 4, Section 8334(a) of the Streets
8 and Highways Code, the hereinafter-described portions of Mt. Vernon
9 Avenue are excess right-of-way and are not required for public street or
10 highway purposes, and are hereby vacated concurrently with the County's
11 execution of two (2) Quitclaim Deeds, one (1) to ERP Holding Co., Inc., a
12 Delaware Corporation formerly known as Equity Corporate Housing Holding
13 Co., Inc., a Delaware Corporation, and one (1) to Jon D. Brunka and Avalon
14 L. Brunka, Husband and Wife, as specified below.

15
16 SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO
17 AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF;

18
19 3. That the hereinafter-described portions of Mt. Vernon Avenue are
20 unnecessary for present or prospective public use, including use as a non-
21 motorized transportation facility.

22
23 4. From and after the date this resolution is recorded the hereinafter-described
24 portions of Mt. Vernon Avenue no longer constitutes public streets or
25 County highways.

1 **RESOLUTION NO. 2020-202**

2
3 **EXCEPTING AND RESERVING** from the vacation an easement for any existing
4 public utilities and public service facilities, together with the right to maintain, operate,
5 replace, remove, or renew such facilities, pursuant to Division 9, Part 3, Chapter 5,
6 Section 8340 of the Streets and Highways Code.

7
8 **BE IT RESOLVED, DETERMINED AND ORDERED** that the Clerk of the Board is
9 directed to file with the Office of the County Clerk the Notice of Exemption within five (5)
10 working days of the Board hearing date.

11
12 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the
13 Chairman of the Board is authorized to execute two (2) Quitclaim Deeds, one (1) to
14 ERP Holding Co., Inc., a Delaware Corporation formerly known as Equity Corporate
15 Housing Holding Co., Inc., a Delaware Corporation, and one (1) to Jon D. Brunka and
16 Avalon L. Brunka, Husband and Wife and that the Clerk of the Board is directed to
17 cause a certified copy of this resolution and two (2) quitclaim deeds to be recorded in
18 the office of the Recorder of the County of Riverside, California. It is intended, for
19 legal effect, that this resolution and the aforementioned Quitclaim Deeds be construed
20 to be recorded simultaneously despite that timestamps on the subject documents may
21 display different times.

22
23
24
25
26
27 PH W.O. # ABS20007

2 **RESOLUTION 2020-202**

3 **SUMMARILY VACATING PORTIONS MT. VERNON AVENUE AND EXECUTION OF**
4 **QUITCLAIM DEEDS IN THE HIGHGROVE AREA.**

5 **(ABS20007)**

6 **(Second Supervisorial District)**

7 ADOPTED by Riverside County Board of Supervisors on October 20, 2020.

8 **ROLL CALL:**

9 **Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt**

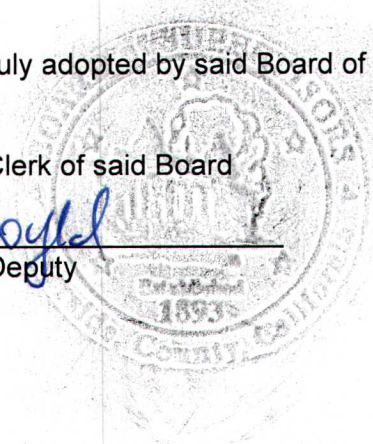
10 **Nays: None**

11 **Absent: None**

12
13 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
Supervisors on the date therein set forth.

14 **KECIA R. HARPER, Clerk of said Board**

15 By: 
16 Deputy



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23 10.20.2020 3.21
24
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EXHIBIT "A"

**VACATION OF PORTIONS OF MOUNT VERNON AVENUE AND PIGEON PASS
ROAD
LEGAL DESCRIPTION**

PARCEL "A"

All of Mount Vernon Avenue being 40.00 feet and 60.00 feet in width, lying within Sections 8 and 9, Township 2 South, Range 4 West, San Bernardino Meridian, in the Unincorporated Territory of the County of Riverside, State of California, being described as Parcels 1, 2 and 3, by Final Degree of Condemnation recorded September 19, 1933, in Book 133, Page 514 et. seq., of Official Records of Riverside County.

EXCEPTING therefrom those portions lying within Mount Vernon Avenue and Pigeon Pass Road per Easement for public road and drainage purposes, including public utility and public services, recorded November 07, 2008 as Instrument No. 2008-0592647, of Official Records of said County of Riverside.

Containing: 54,650 square feet, more or less.

PARCEL "B"

All of Parcel 7192-001, as conveyed to the County of Riverside by documents recorded March 22, 1989 as Instrument No. 88503, and recorded February 23, 1989 as Instrument No. 056381, of Official Records of said County.

EXCEPTING therefrom those portions lying within said easement for public road and drainage purposes, including public utility and public services, recorded November 07, 2008 as Instrument No. 2008-0592647, of Official Records of said County of Riverside.

Containing: 146 square feet, more or less.

PARCEL "C"

All of Parcel 7192-002, as conveyed to the County of Riverside by documents recorded March 22, 1989 as Instrument No. 88503, and recorded February 23, 1989 as Instrument No. 056381, of Official Records of said County.

EXCEPTING therefrom those portions lying within said easement for public road and drainage purposes, including public utility and public services, recorded November 07, 2008 as Instrument No. 2008-0592647, of Official Records of said County of Riverside.

Containing: 594 square feet, more or less.

As shown on Exhibit "B" attached hereto and made a part hereof.

KWC ENGINEERS

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine 9-11-20

Thomas M. Caseldine Date
P.L.S. 9029

September 11, 2020
TMC/KWC/tmc
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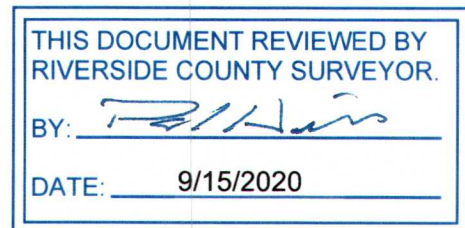
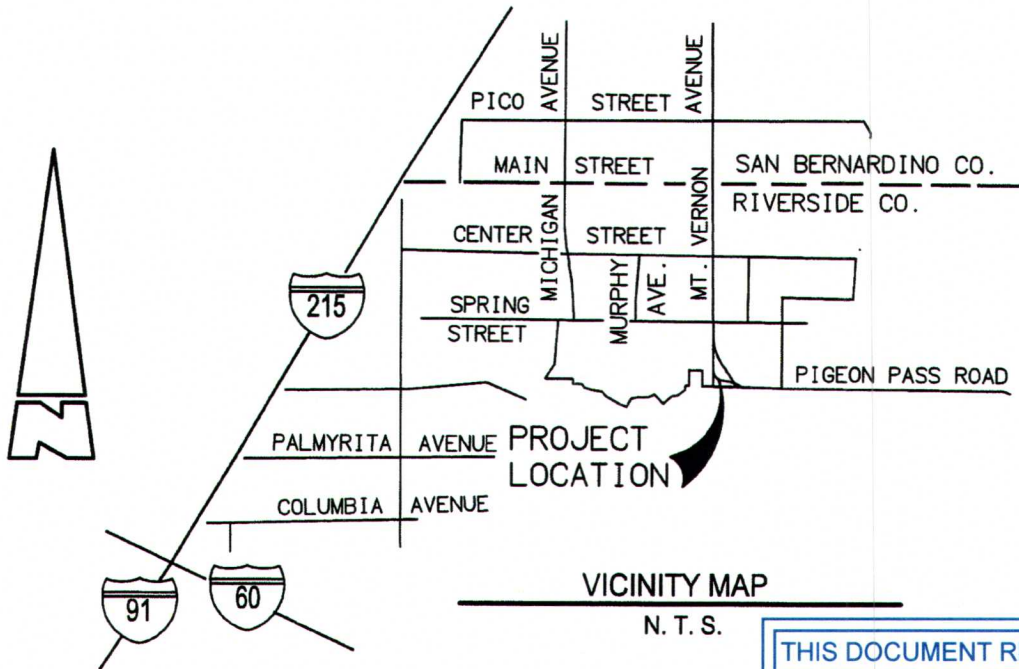




EXHIBIT "B"
VACATION OF A PORTION OF MT. VERNON AVENUE



LEGEND:

-  EXISTING LOT LINE
-  PROPOSED VACATION

- ① RIGHT OF WAY GRANTED TO THE COUNTY OF RIVERSIDE PER FINAL DECREE OF CONDEMNATION RECORDED SEPTEMBER 19, 1933 IN BOOK 133, PAGE 514.
- ② EASEMENT FOR PUBLIC ROAD, DRAINAGE AND UTILITY USES, GRANTED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED NOVEMBER 07, 2008 AS INSTRUMENT NO. 2008-0592647, O.R.
- ③ EASEMENT IN FAVOR OF JON D. BRUNKA AND AVALON L. BRUNKA FOR ACCESS PURPOSES PER DOCUMENT RECORDED NOVEMBER 8, 2007 AS INST. NO. 2007-0682023, O.R.
- ④ EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES RECORDED FEB. 23, 1989 AS INST. NO. 1989-0056381, AND MARCH 22, 1989 AS INST. NO. 1989-0088503, BOTH OF O.R.
- () INDICATES RECORDED DATA PER DEED RECORDED SEPTEMBER 19, 1933 IN BK. 133, PAGE 514.

TOTAL AREA VACATED = ± 53,806 S.F.

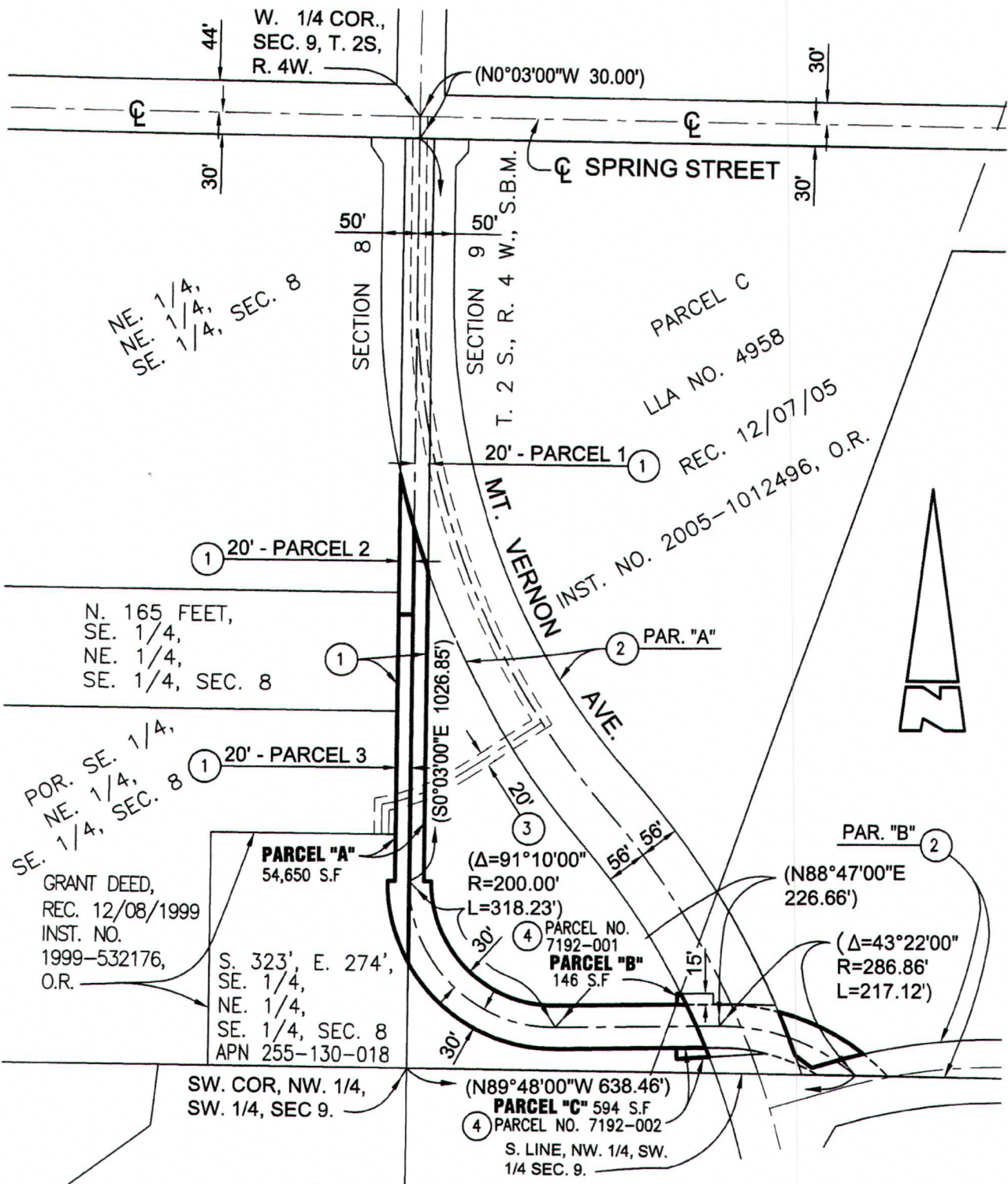
THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR.
 BY: *Thomas M. Caseldine*
 DATE: 9/15/2020



Thomas Caseldine 9-11-20
 THOMAS M. CASELDINE DATE
 L.S. 9029

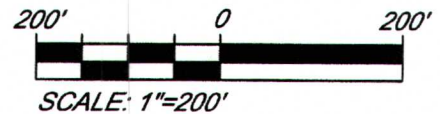


EXHIBIT "B"
VACATION OF A PORTION OF MT. VERNON AVENUE



LEGEND:

- EXISTING LOT LINE
- PROPOSED VACATION



KWC ENGINEERS
 CIVIL ENGINEERING • PLANNING • SURVEYORS
 1880 COMPTON AVENUE, SUITE 100
 CORONA, CA. 92881-3370 • 951-734-2130

**PETER ALDANA
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):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date:

10/20/2020

Signature:

April Boydd

Print Name: April Boydd, Deputy Clerk of the Board

FILING REQUESTED BY AND WHEN FILED
RETURN TO: STOP NO. 1080
RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

10-26-2020
Date

OB
Initial

NOTICE OF EXEMPTION

Project Name: Resolution No. 2020-202 Summarily Vacating portions of Mt. Vernon Avenue and Execution of Quitclaim Deeds in the Highgrove area.

Project Number: ABS20007, SU14

Project Location– See Exhibits “A” & “B”

Description of Project: Resolution No. 2020-202 Summarily Vacating portions of Mt. Vernon Avenue and Execution of Quitclaim Deeds in the Highgrove area.

Name of Public Agency Approving Project: Riverside County Transportation Department, Survey Division, County of Riverside.

Name of Person or Agency Carrying Out Project: David L. McMillan, Riverside County Transportation Department, Survey Division, County of Riverside.

Exempt Status: California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3), General Rule “Common Sense” Exemption. Not a “project” as defined under State CEQA Guidelines, Section 15060(c).

Reasons Why Project is Exempt: The vacation of a street has been determined to not be a “project” as defined under State CEQA Guidelines section 15060(c). However, even if it was determined to be a project under CEQA for analysis purposes, the project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The vacation of the existing roadway will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The vacation of this street will not have an effect on the environment; thus, the County has deemed this does not meet the definition of a “project” under CEQA and no environmental impacts are anticipated to occur.

- Section 15061(b)(3) - General Rule “Common Sense” Exemption. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. Vacating a street will not require any construction activities, change the use or intensity of the existing site to create a physical environmental impact, and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts. Therefore, in no way would vacating a street have the potential to cause a significant environmental impact and the vacation is exempt from further CEQA analysis.

OCT 20 2020 3.21

- Section 15060(c) – for purposes of analysis under CEQA, Vacating a street is not a “project” under CEQA pursuant to Section 15060(c). An action by a public agency is only a “project” subject to CEQA if the action might result in a physical change in the environment. Based upon a review of the whole action undertaken, supported, or authorized by the County, in no way will Vacating a street increase the use of the site, result in increased development or construction impacts, or lead to any direct, indirect, or cumulative physical environmental impacts.

Based upon the identified exemptions above, the County of Riverside hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 8/27/2020
David L. McMillan, Riverside County Surveyor

EXHIBIT "A"

**VACATION OF PORTIONS OF MOUNT VERNON AVENUE AND PIGEON PASS
ROAD
LEGAL DESCRIPTION**

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EXCEPTING therefrom those portions lying within Mount Vernon Avenue and Pigeon Pass Road per Easement for public road and drainage purposes, including public utility and public services, recorded November 07, 2008 as Instrument No. 2008-0592647, of Official Records of said County of Riverside.

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PARCEL "B"

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As shown on Exhibit "B" attached hereto and made a part hereof.

KWC ENGINEERS

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine 9-11-20

Thomas M. Caseldine Date

P.L.S. 9029

September 11, 2020

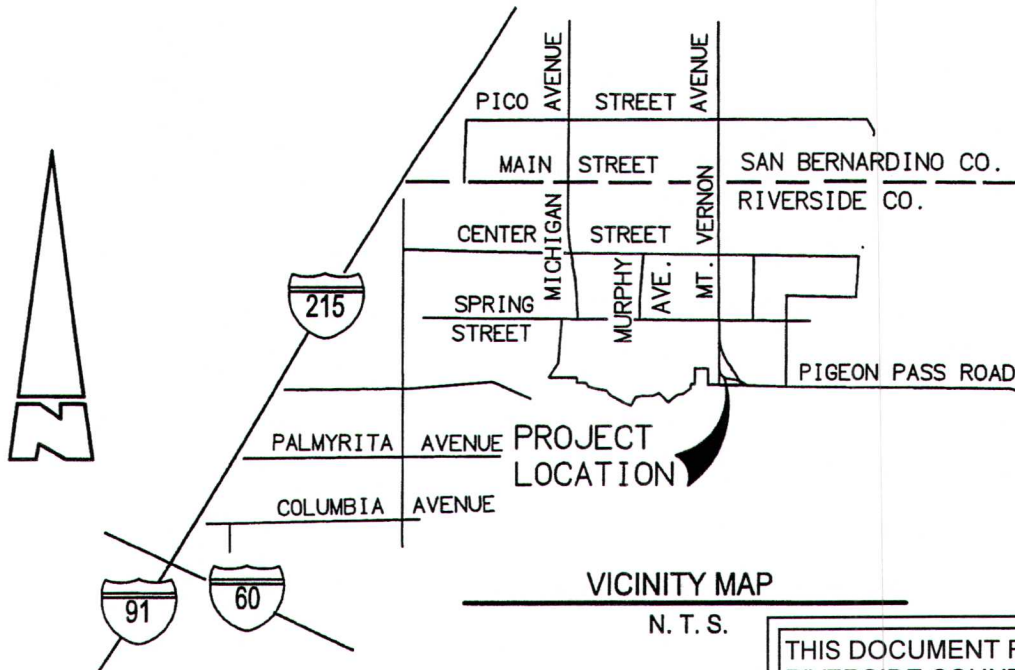
TMC/KWC/tmc

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| |
|---|
| THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR. |
| BY: <u>Thomas Caseldine</u> |
| DATE: <u>9/15/2020</u> |

EXHIBIT "B"
 VACATION OF A PORTION OF MT. VERNON AVENUE



LEGEND:

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- PROPOSED VACATION

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 RIVERSIDE COUNTY SURVEYOR.

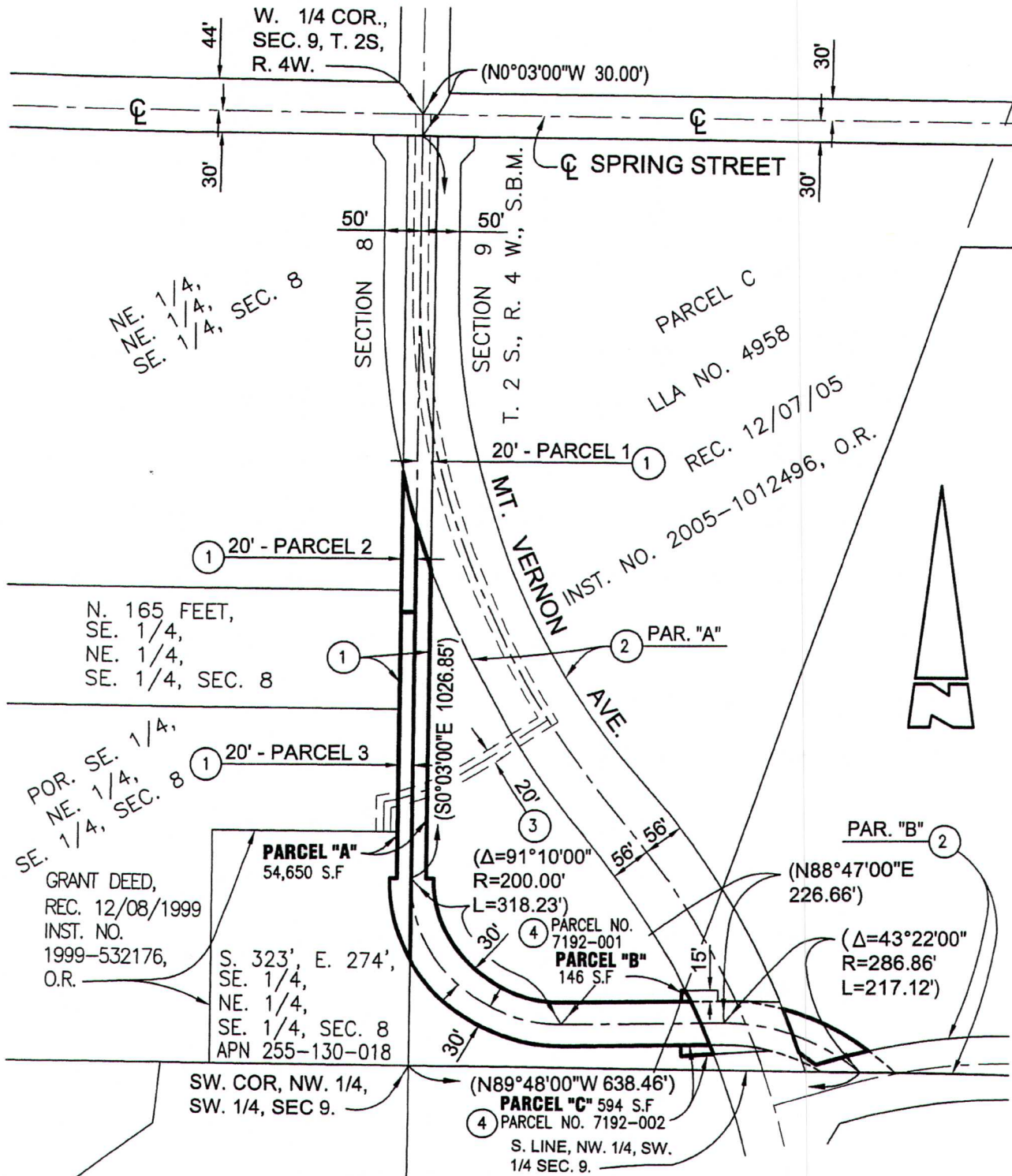
BY:

DATE: 9/15/2020



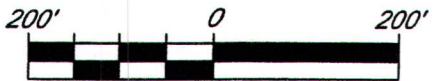
9-11-20
 THOMAS M. CASELDINE DATE
 L.S. 9029

EXHIBIT "B"
 VACATION OF A PORTION OF MT. VERNON AVENUE



LEGEND:

- EXISTING LOT LINE
- PROPOSED VACATION



SCALE: 1"=200'

KWC ENGINEERS
 CIVIL ENGINEERING • PLANNING • SURVEYORS
 1880 COMPTON AVENUE, SUITE 100
 CORONA, CA. 92881-3370 • 951-734-2130

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

-TO BE FILLED IN BY SUBMITTING AGENCY-

AUTHORIZATION: W.O. ABS20007 SU14
Accounting String 537280-20260-3130200000 ZABS20007 ZSU14

AMOUNT: \$50.00

DATE: 8/27/2020

AGENCY: Riverside County Transportation Dept-Survey Division

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO ISSUE A VOUCHER FOR PAYMENT OF ALL FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: David L. McMillan County Surveyor

Signature:  _____

PRESENTED BY: Paul Hillmer

ACCOUNTING CONTACT PERSON: **Kevin Kincad 955-6262**

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

NAME Jon D. Brunka
STREET 731 Mt Vernon Avenue
ADDRESS Riverside, CA 92507

Exempt from Recording Fee
Pursuant to Government Code Section 6103

Exempt from Documentary Tax
Pursuant to R&T Code § 11922

2020-0512922

10/23/2020 12:35 PM Fee: \$ 0.00

Page 1 of 7

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



1628

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

TRA: _____

APN: 255-130-018 (PORTION)

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ 0

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Area City of _____

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, We The COUNTY OF RIVERSIDE,
a political subdivision of the State of California,

(NAME OF GRANTOR(S))

hereby remise, release and quitclaim to Jon D. Brunka and Avalon L. Brunka, Husband and Wife

(NAME OF GRANTEE(S))

the following described real property in the City of _____, County of RIVERSIDE,
State of CALIFORNIA.

(Insert Legal Description) **SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO
AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF.**

THE INTENT, FOR LEGAL EFFECT, IS THAT THIS QUITCLAIM DEED BE CONSTRUED AS
BEING RECORDED SIMULTANEOUSLY TO COUNTY OF RIVERSIDE RESOLUTION NO. 2020-202

DATED: OCT 20 2020

V. Manuel Perez

Name V. MANUEL PEREZ
CHAIRMAN, BOARD OF SUPERVISORS

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.

Name _____

STATE OF CALIFORNIA
COUNTY OF _____

On _____ before me, _____, personally appeared
(here insert name and title of the officer)

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.

Signature _____ (SEAL)

ATTEST:
KECIA R. HARPER, Clerk
By *Disabella Ross*
DEPUTY

MAIL TAX STATEMENT AS DIRECTED ABOVE

OCT 20 2020 3.21

100-100000-100-100

BY DEBORA

REC'D REGISTRATION
JUL 23 1994



POSTAGE WILL BE PAID BY ADDRESSEE

PERMIT NO. 1000



100-100000-100-100

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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

} §

On October 20, 2020, before me, Priscilla Rasso, Board Assistant, personally appeared V. Manuel Perez, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the 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

Kecia R. Harper
Clerk of the Board of Supervisors

By: Priscilla Rasso
Deputy Clerk

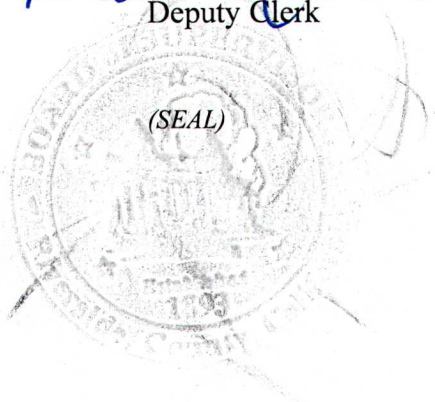


EXHIBIT "A"
QUITCLAIM
LEGAL DESCRIPTION

Being that portion of Mount Vernon Avenue being 40.00 feet and 60.00 feet in width, described as Parcel No. 3 by Final Decree of Condemnation recorded September 19, 1933, in Book 133, Page 514 et. seq., of Official Records of Riverside County, lying within the Easterly 274.00 feet of the Southerly 323.00 feet of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 8 , Township 2 South, Range 4 West, San Bernardino Meridian, in the Unincorporated Territory of the County of Riverside, State of California, being more particularly described as follows:

BEGINNING at the northeast corner of said Easterly 274.00 feet of the Southerly 323.00 feet;

Thence southerly along the east line of said Section 8, South $00^{\circ}30'54''$ West, a distance of 177.09 feet to a point lying on the westerly line of said Final Decree of Condemnation, said point also being the beginning of a non-tangent curve, concave northeasterly and having a radius of 230.00 feet, a radial bearing to said point bears South $60^{\circ}55'23''$ West;

Thence northerly along said westerly line and said curve, through a central angle of $29^{\circ}35'31''$, an arc distance of 118.79 feet to an angle point therein;

Thence easterly, continuing along said westerly line, South $89^{\circ}29'06''$ East, a distance of 10.00 feet to an angle point therein;

Thence northerly, continuing along said westerly line, North $00^{\circ}30'47''$ East, a distance of 63.61 feet to a point lying on said northerly line of said Easterly 274.00 feet of the Southerly 323.00 feet,

Thence easterly along said northerly line, South 00°37'34" East, a distance of 20.00 feet to said **POINT OF BEGINNING.**

Reserving therefrom an easement for any existing public utilities and public service facilities, together with the right to maintain, operate, replace, remove, or renew such facilities, pursuant to Division 9, Part 3, Chapter 5, Section 8340 of the Streets and Highway Code.

Containing: 3,574 square feet, more or less.

As shown on Exhibit "B" attached hereto and made a part hereof.

KWC ENGINEERS

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine 10-7-20
Thomas M. Caseldine Date
P.L.S. 9029





October 7, 2020
TMC/KWC/tmc
R:\19\1981\SURVEY\LEGALS\quitclaim\1981 QC.docx

| | |
|---|--|
| THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR. | |
| BY: <u><i>[Signature]</i></u> | |
| DATE: <u>10/7/2020</u> | |

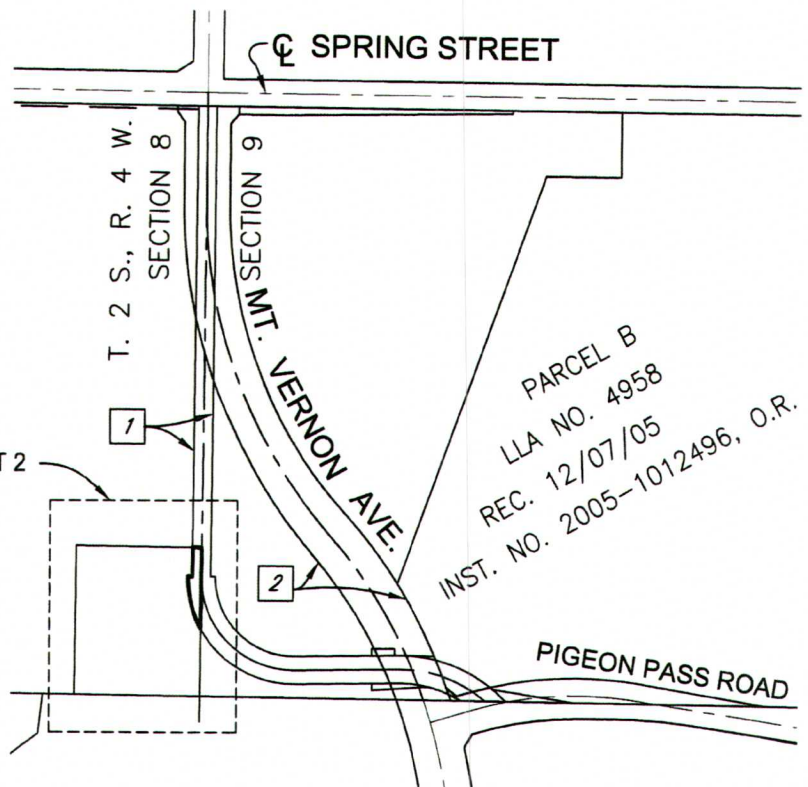
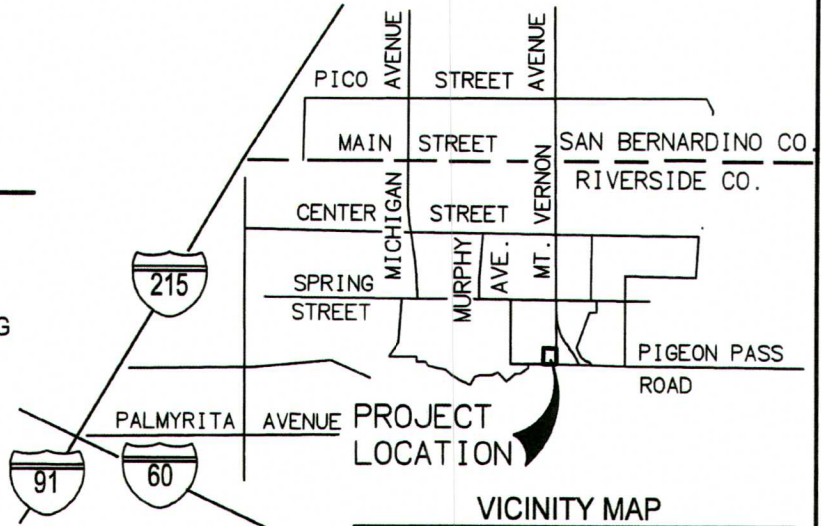
EXHIBIT "B" - MAP
QUITCLAIM

SHEET 1 OF 2 SHEETS

LEGEND:

-  LOT LINE
-  QUITCLAIM BOUNDARY
- P.O.B. POINT OF BEGINNING
- (R) INDICATES RADIAL BEARING

- 1 MOUNT VERNON AVENUE PER FINAL DECREE OF CONDEMNATION, REC. 9/19/1933 PER DEED BOOK 133, PAGE 514, O.R.
- 2 EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE, FOR PUBLIC ROAD AND DRAINAGE PURPOSES AND PUBLIC UTILITY, RECORDED NOVEMBER 7, 2008 AS INST. NO. 2008-0592647, O.R.



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 10/7/2020

INDEX MAP
MOUNT VERNON AVENUE
QUITCLAIM



Thomas Caseldine 10-7-20
THOMAS M. CASELDINE DATE
L.S. 9029

SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST

EXHIBIT "B" - MAP QUITCLAIM

SHEET 2 OF 2 SHEETS

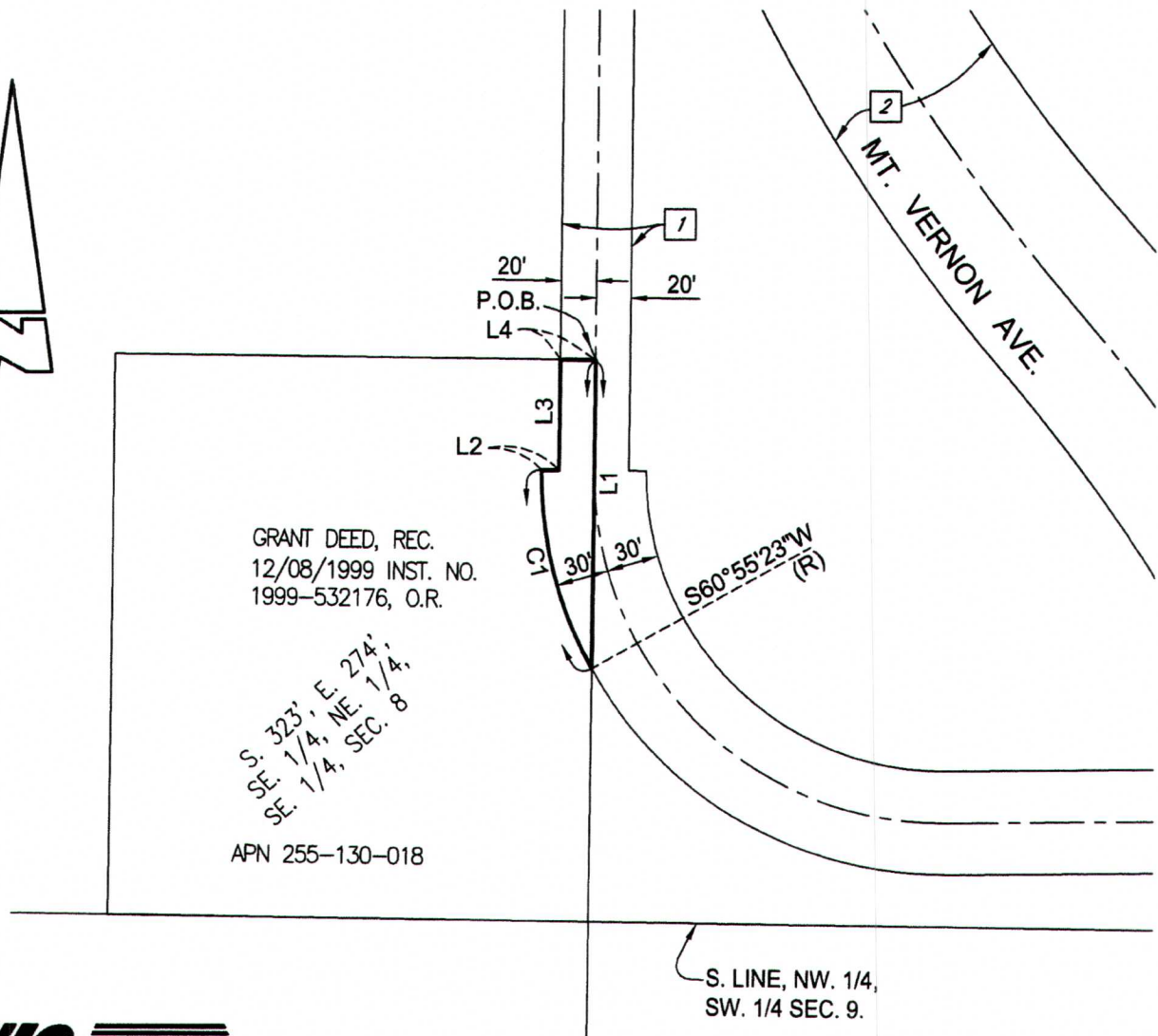
| CURVE DATA | | | |
|------------|-----------|---------|---------|
| CURVE | DELTA | RADIUS | LENGTH |
| C1 | 29°35'31" | 230.00' | 118.79' |

| LINE DATA | | |
|-----------|-----------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S0°30'54"W | 177.09' |
| L2 | N89°29'06"W (R) | 10.00' |
| L3 | N0°30'47"E | 63.61' |
| L4 | N89°13'47"W | 20.00' |

LEGEND:

- LOT LINE
- PROPOSED QUITCLAIM
- P.O.B. POINT OF BEGINNING
- (R) INDICATES RADIAL BEARING

- 1 MOUNT VERNON AVENUE PER FINAL DECREE OF CONDEMNATION, REC. 9/19/1933 PER DEED BOOK 133, PAGE 514, O.R.
- 2 EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE, FOR PUBLIC ROAD AND DRAINAGE PURPOSES AND PUBLIC UTILITY, RECORDED NOVEMBER 7, 2008 AS INST. NO. 2008-0592647, O.R.



PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

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

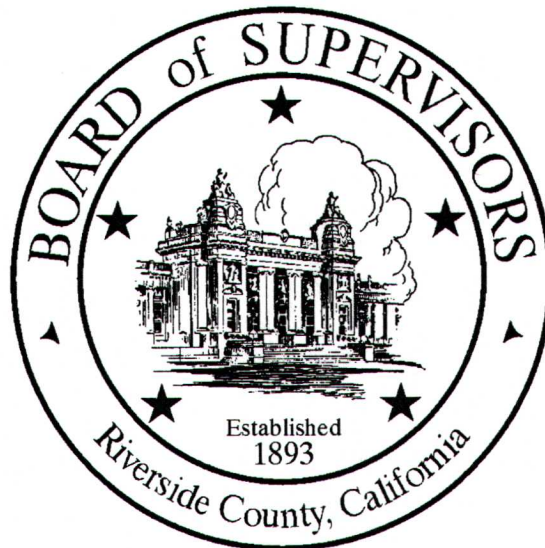
www.riversideacr.com

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):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date: 10-27-2020

Signature: April Boydd

Print Name: April Boydd, Deputy Clerk of the Board

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

NAME Equity Corporate Housing Holding Co Inc

STREET P.O. BOX 87407
ADDRESS CHICAGO, IL 60680

Exempt from Recording Fee
Pursuant to Government Code Section 6103

Exempt from Documentary Tax
Pursuant to R&T Code § 11922

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

TRA: _____

APN: _____

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ 0

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Area City of _____

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, We The COUNTY OF RIVERSIDE,
a political subdivision of the State of California,

(NAME OF GRANTOR(S))

hereby remise, release and quitclaim to ERP HOLDING CO., INC., A DELAWARE CORPORATION FORMERLY
KNOWN AS EQUITY CORPORATE HOUSING HOLDING CO., INC., A DELAWARE CORPORATION

(NAME OF GRANTEE(S))

the following described real property in the City of _____, County of RIVERSIDE,
State of CALIFORNIA

(Insert Legal Description) **SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO
AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF.**

THE INTENT, FOR LEGAL EFFECT, IS THAT THIS QUITCLAIM DEED BE CONSTRUED AS
BEING RECORDED SIMULTANEOUSLY TO COUNTY OF RIVERSIDE RESOLUTION NO. 2020-202

DATED: OCT 20 2020

Name V. MANUEL PEREZ

CHAIRMAN, BOARD OF SUPERVISORS

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.

Name _____

STATE OF CALIFORNIA
COUNTY OF _____

On _____ before me, _____, personally appeared
(here insert name and title of the officer)

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.

Signature _____ (SEAL)

MAIL TAX STATEMENT AS DIRECTED ABOVE

ATTEST:

KECIA R. HARPER, Clerk

By Discella Russ
DEPUTY

OCT 20 2020 3.21

EXHIBIT "A"

**QUITCLAIM
LEGAL DESCRIPTION**

PARCEL "A"

Being a portion of Mount Vernon Avenue being 40.00 feet and 60.00 feet in width, described as Parcels 1, 2 and 3, by Final Decree of Condemnation recorded September 19, 1933, in Book 133, Page 514 et. seq., of Official Records of Riverside County, along with Parcel No. 7192-001 and a portion of Parcel No. 7192-002 as conveyed to the County of Riverside by documents recorded March 22, 1989 as Instrument No. 88503 and recorded February 23, 1989 as Instrument No. 056381 both of Official Records of said County, along with that portion of Pigeon Pass Road (60.00 foot full-width) per Grant Deed Recorded January 08, 1952 per Deed Book 1332, Page 121 and as shown on Deed Plat 702-V on file with the Riverside County Surveyor's Office, Riverside County, California, and vacated by Document No. 2014-0343508, recorded September 10, 2014, of Official Records of said Riverside County, lying within Sections 8 and 9, Township 2 South, Range 4 West, San Bernardino Meridian, in the Unincorporated Territory of the County of Riverside, State of California, being more particularly described as follows:

COMMENCING at the west quarter corner of said Section 9, also being the centerline intersection of Spring Street and Mount Vernon Avenue as shown on Tract No. 29597-1 on file in Map Book 442, Pages 77 through 89, inclusive, of Maps, records of said County;

Thence southerly along the northerly prolongation of the centerline of Mount Vernon Avenue as granted to the County of Riverside as an easement, recorded November 07, 2008 as Instrument No. 2008-0592647, of Official Records, South 00°30'03" West, a distance of 30.00 feet to the southerly right of way line of Spring Street (30 feet half width) said point also being the **TRUE POINT OF BEGINNING**;

Thence southerly along said centerline, South 00°30'03" West, a distance of 203.22 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1100.00 feet;

Thence southerly and southeasterly continuing along said centerline and along said curve, through a central angle of 10°54'47", an arc distance of 209.52 feet to a point lying on the east line of said Parcel 1 of Final Decree of Condemnation;

Thence southerly along said east line, South 00°30'54" West, a distance of 614.97 feet to an angle point in said east line;

Thence easterly, continuing along said east line, South 89°29'06" East, a distance of 10.00 feet to the beginning of a non-tangent curve, concave northeasterly and having a radius of 170.00 feet, a radial line to said point bears North 89°29'06" West;

Thence southerly and southeasterly, continuing along said east line, through a central angle of $91^{\circ}07'31''$, an arc distance of 270.37 feet to the beginning of a tangent line;

Thence easterly along the northerly line of said Parcel 1 of Final Decree of Condemnation, North $89^{\circ}23'23''$ East, a distance of 168.60 to the southwest corner of said Parcel No. 7192-001;

Thence northerly along the west line of said Parcel No. 7192-001, North $00^{\circ}37'34''$ West, a distance of 15.00 feet to the northwest corner of said Parcel No. 7192-001;

Thence easterly along the north line of said Parcel No. 7192-001, North $89^{\circ}23'23''$ East, a distance of 50.00 feet to the northeast corner of said Parcel No. 7192-001;

Thence southerly along the east line of said Parcel No. 7192-001, South $00^{\circ}37'34''$ East, a distance of 15.00 feet to a point lying on said northerly line of Parcel 1 of Final Decree of Condemnation;

Thence easterly along said northerly line, North $89^{\circ}23'23''$ East, a distance of 9.04 to the beginning of a tangent curve, concave southerly and having a radius of 1494.78 feet, said curve being on the northerly right of way line of said vacated Pigeon Pass Road as shown on said Deed Plat 702-V;

Thence easterly along said northerly right of way of said vacated Pigeon Pass Road and along said curve, through a central angle of $03^{\circ}36'20''$, an arc distance of 15.80 feet to a point lying on said centerline of Mount Vernon Avenue per said Instrument No. 2008-0592647, said point also being the beginning of a non-tangent curve, concave southwesterly and having a radius of 1100.00 feet, a radial line to said point bears North $65^{\circ}21'52''$ East;

Thence southerly along said centerline of Mount Vernon Avenue and along said curve, through a central angle of $03^{\circ}54'00''$, an arc distance of 74.87 feet to a point lying on the southerly line of said Parcel No. 7192-002;

Thence westerly along said southerly line, South $86^{\circ}18'33''$ West, a distance of 103.21 feet to the southwest corner of said Parcel No. 7192-002;

Thence northerly along the westerly line of said Parcel No. 7192-002, North $00^{\circ}36'37''$ west, a distance of 15.00 feet to a point lying on the southerly line of said Parcel 1 of said Final Decree of Condemnation;

Thence westerly along last said southerly line, South $89^{\circ}23'23''$ West, a distance of 168.51 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 230.00 feet;

Thence westerly and northwesterly along said curve, continuing along last said southerly line, through a central curve $61^{\circ}32'00''$, an arc distance of 247.01 feet to a point lying on the westerly line of said Section 9;

Thence northerly along last said westerly line, North 00°30'54" East, a distance of 177.09 feet to a point lying on the northerly line of the southerly 323.00 feet of the southeast one Quarter of the northeast one Quarter of the southeast one Quarter of Section 8, Township 2 South, Range 4 West;

Thence westerly along said northerly line, being parallel with and distant 323.00 feet, northerly of the southerly line of the northeast one Quarter, of the southeast one Quarter of said Section 8, North 89°13'47" West, a distance of 20.00 feet to a point lying on the westerly line of said Parcel 3 of Final Decree of Condemnation;

Thence northerly along said westerly line of said Parcel 3 and along the westerly line of said Parcel 2 of Final Decree of Condemnation, North 00°30'54" East, a distance of 962.97 feet to the southerly right of way line of said Spring Street;

Thence easterly along last said southerly line, South 89°05'21" East, a distance of 20.01 feet to said **TRUE POINT OF BEGINNING**.

Reserving therefrom an easement for any existing public utilities and public service facilities, together with the right to maintain, operate, replace, remove, or renew such facilities, pursuant to Division 9, Part 3, Chapter 5, Section 8340 of the Streets and Highway Code.

Containing: 1.540 acres, more or less.

PARCEL "B"

Being a portion of Mount Vernon Avenue being 40.00 feet in width, lying within Section 9, Township 2 South, Range 4 West, San Bernardino Meridian, in the Unincorporated Territory of the County of Riverside, State of California, being described as Parcel 1 by Final Decree of Condemnation recorded September 19, 1933, in Book 133, Page 514 et. seq., of Official Records of Riverside County, being more particularly described as follows:

COMMENCING at the west quarter corner of said Section 9, also being the centerline intersection of Spring Street and Mount Vernon Avenue as shown on Tract No. 29597-1 on file in Map Book 442, Pages 77 through 89, inclusive, of Maps, records of said County;

Thence southerly along the northerly prolongation of the centerline of Mount Vernon Avenue as granted to the County of Riverside as an easement, recorded November 07, 2008 as Instrument No. 2008-0592647, of Official Records, South 00°30'03" West, a distance of 30.00 feet to the southerly right of way line of Spring Street (30 feet half width) said point also being the **TRUE POINT OF BEGINNING**;

Thence southerly continuing along said centerline, South 00°30'03" West, a distance of 203.22 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1100.00 feet;

Thence southerly and southeasterly continuing along said centerline and along said curve, through a central angle of 10°54'47", an arc distance of 209.52 feet to a point lying on the easterly line of said Parcel 1 of Final Decree of Condemnation;

Thence northerly along said easterly line, North $00^{\circ}30'54''$ East, a distance of 411.40 feet to the southerly right of way line of said Spring Street;

Thence westerly along said southerly line, North $89^{\circ}17'25''$ West, a distance of 19.99 feet to said **TRUE POINT OF BEGINNING**.

Reserving therefrom an easement for any existing public utilities and public service facilities, together with the right to maintain, operate, replace, remove, or renew such facilities, pursuant to Division 9, Part 3, Chapter 5, Section 8340 of the Streets and Highway Code.

Containing: 6,830 square feet, more or less.

As shown on Exhibit "B" attached hereto and made a part hereof.

PARCEL "C"

Being a portion of Mount Vernon Avenue being 60.00 feet in width being described as Parcel 1 by Final Decree of Condemnation recorded September 19, 1933, in Book 133, Page 514 et. seq. of Official Records of Riverside County, along with that portion of Pigeon Pass Road (60.00 foot full-width) per Grant Deed Recorded January 08, 1952 per Deed Book 1332, Page 121 and as shown on Deed Plat 702-V on file with the Riverside County Surveyor's Office, Riverside County, California, and vacated by Document No. 2014-0343508, recorded September 10, 2014, of Official Records of said Riverside County, along with a portion of Parcel No. 7192-002 as conveyed to the County of Riverside by documents recorded March 22, 1989 as Instrument No. 88503 and recorded February 23, 1989 as Instrument No. 056381, both of Official Records of said County, lying within Section 9, Township 2 South, Range 4 West, San Bernardino Meridian, in the Unincorporated Territory of the County of Riverside, State of California, being more particularly described as follows:

COMMENCING at the intersection of the south line of the northwest one Quarter of the southwest one Quarter of said Section 9 and the centerline of Mount Vernon Avenue as granted to the County of Riverside as an easement, recorded November 07, 2008 as Instrument No. 2008-0592647, of Official Records, said point also being the beginning of a non-tangent curve concave southwesterly and having a radius of 1100.00 feet, a radial bearing to said point bears North $70^{\circ}46'41''$ East;

Thence northerly along said centerline and said curve, through a central angle of $01^{\circ}30'49''$, an arc distance of 29.06 feet to the intersection of said centerline along with the southerly line of said Parcel No. 7192-002, said point also being the **TRUE POINT OF BEGINNING**;

Thence northerly, continuing along said centerline and along said curve, through a central angle of $03^{\circ}54'00''$, an arc distance of 74.87 feet to a point lying on the northerly line of said Pigeon Pass Road as shown on said Deed Plat 702-V, said point also being the beginning of a non-tangent curve concave southerly and having a radius of 1494.78 feet, a radial bearing to said point bears North $00^{\circ}00'17''$ West;

Thence easterly along said northerly line of said Pigeon Pass Road and said curve, through a central angle of $02^{\circ}22'17''$, an arc distance of 61.86 feet to a point lying on the easterly right of way line of said Mount Vernon Avenue as shown on said Instrument No. 2008-0592647, said point also being the beginning of a non-tangent curve, concave southwesterly and having a radius of 1156.00 feet, a radial bearing to said point bears North $66^{\circ}41'59''$ East;

Thence southerly along said easterly right of way line of said Mount Vernon Avenue and along said curve, through a central angle of $00^{\circ}27'31''$, an arc distance of 9.26 feet to a point lying on the northerly line of said Parcel 1 of Final Decree of Condemnation, said point also being the beginning of a non-tangent curve, concave southwesterly and having a radius of 316.86 feet, a radial bearing to said point bears North $14^{\circ}13'50''$ West;

Thence southeasterly along said northerly line of said Parcel 1 and along said curve, through a central angle of $23^{\circ}57'24''$, an arc distance of 132.49 feet to a point lying on the northerly right of way line of Pigeon Pass Road as shown as Parcel "B" on said Document No. 2008-0592647, said point also being the beginning of a non-tangent curve, concave southerly and having a radius of 838.00 feet, a radial bearing to said point bears North $12^{\circ}43'53''$ West;

Thence easterly along said northerly right of way line of said Pigeon Pass Road and along said curve, through a central angle of $15^{\circ}33'25''$, an arc distance of 227.53 feet to a point lying on the northerly line of said Pigeon Pass Road as shown on said 702-V, said point also being the beginning of a non-tangent line;

Thence easterly along said northerly right of way line of said 702-V and said non-tangent line, South $80^{\circ}17'57''$ East, a distance of 338.53 feet to a point lying on said southerly line of the northwest one Quarter of the southwest one Quarter of said Section 9;

Thence westerly along said southerly line, leaving said northerly right of way line of said 702-V, North $89^{\circ}16'17''$ West, a distance of 384.73 feet to the intersection of said southerly line of the northwest one Quarter of the southwest one Quarter of said Section 9 with the southerly line of said Pigeon Pass Road as shown on said 702-V;

Thence westerly along said southerly line of said 702-V, leaving said southerly line of the northwest one Quarter of the southwest one Quarter of said Section 9, North $80^{\circ}17'57''$ West, a distance of 118.25 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 1434.78 feet;

Thence northwesterly along said curve, continuing along last said southerly line of said 702-V, through a central angle of $02^{\circ}07'37''$, an arc distance of 53.26 feet to a point lying on the northeasterly line of said Parcel 1 of Final Decree of Condemnation, said point also being the beginning of a non-tangent curve, concave southwesterly and having a radius of 316.86 feet, a radial bearing to said point bears North $39^{\circ}31'30''$ East;

Thence southeasterly along said northeasterly line and said curve, through a central angle of $06^{\circ}55'59''$, an arc distance of 38.34 feet to a point lying on said south line of the northwest one Quarter of the southwest one Quarter of said Section 9;

Thence westerly along said south line, North 89°16'17" West, a distance of 96.29 feet to a point lying on the southwesterly line of said Parcel 1 of Final Decree of Condemnation, said point also being the beginning of non-tangent curve concave southwesterly and having a radius of 256.86 feet, a radial bearing to said point bears North 31°17'16" East;

Thence northwesterly along said southwesterly line of Parcel 1 and along said curve, through a central angle of 17°16'10", an arc distance of 77.42 feet to a point lying on said southerly line of Parcel No. 7192-002;

Thence westerly along said southerly line of Parcel No. 7192-002, South 86°18'33" West, a distance of 20.97 feet to said **TRUE POINT OF BEGINNING**.

Reserving therefrom an easement for any existing public utilities and public service facilities, together with the right to maintain, operate, replace, remove, or renew such facilities, pursuant to Division 9, Part 3, Chapter 5, Section 8340 of the Streets and Highway Code.

Containing: 0.636 acres, more or less.

As shown on Exhibit "B" attached hereto and made a part hereof.

Said Parcels "A", "B" and "C", subject to "an easement for public road and drainage purposes, including public utility and public services" recorded November 7, 2008 as Document No. 2008-0592647, official records of the Recorder of Riverside County, California.

KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine 10-7-20
Thomas M. Caseldine Date
P.L.S. 9029

October 7, 2020
TMC/KWC/tmc
R:\19\1981\SURVEY\LEGALS\quitclaim\1981 QC.docx













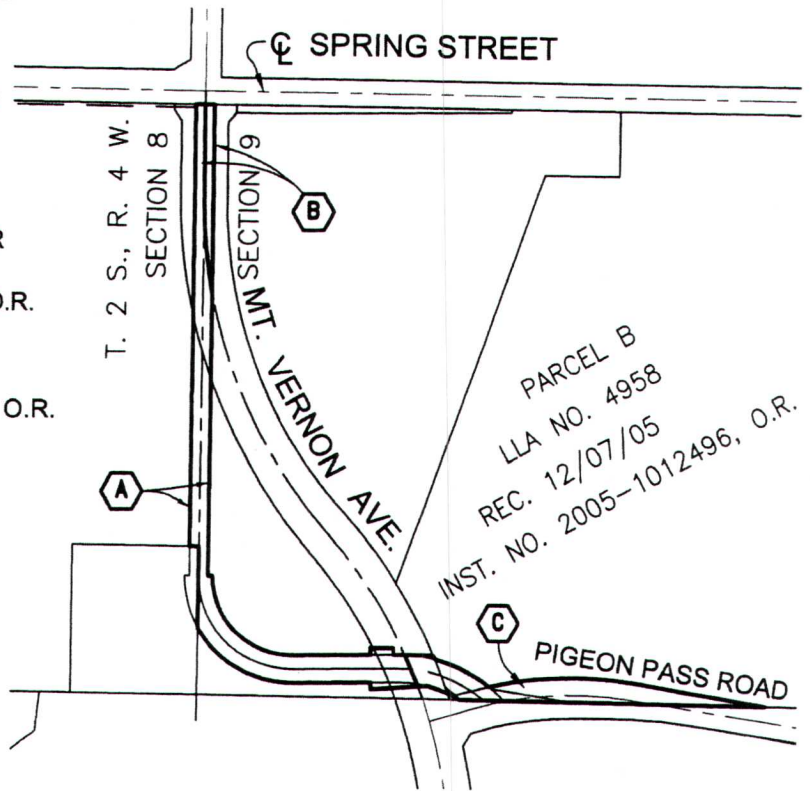
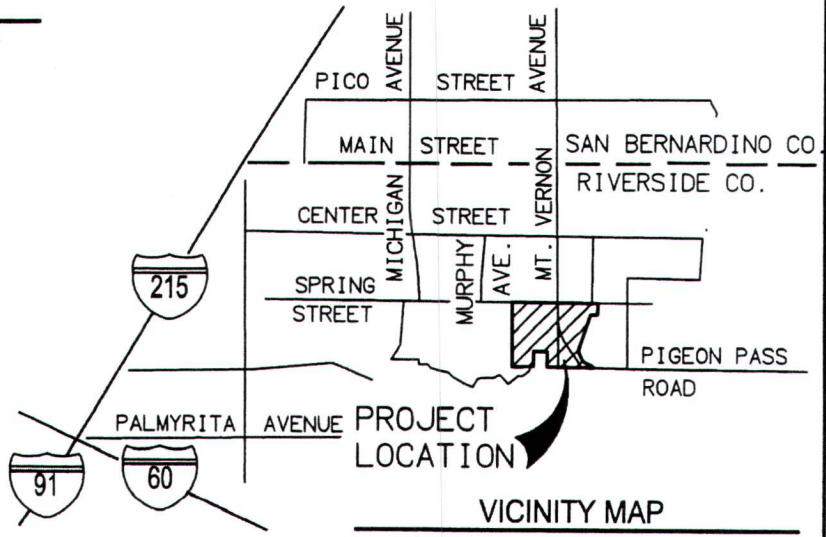
| | |
|---|--------------------|
| THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR. | |
| BY: | <u>[Signature]</u> |
| DATE: | <u>10/8/2020</u> |

EXHIBIT "B" - MAP QUITCLAIM

SHEET 1 OF 3 SHEETS

LEGEND:

-  LOT LINE
-  QUITCLAIM BOUNDARY
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- (R) INDICATES RADIAL BEARING
-  QUITCLAIM PARCEL NUMBER
-  RIGHT OF WAY PER DEEDS REC. 02/23/1989 AS INST. NO. 56381 AND 03/22/1989 AS INST. NO. 88503
-  MOUNT VERNON AVENUE PER FINAL DECREE OF CONDEMNATION, REC. 9/19/1933 PER DEED BOOK 133, PAGE 514, O.R.
-  PIGEON PASS ROAD PER DEED PLAT 702-V AND GRANT DEED REC. 01/08/1952 PER DEED BOOK 1332, PAGE 121, O.R.
-  EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE, FOR PUBLIC ROAD AND DRAINAGE PURPOSES AND PUBLIC UTILITY, RECORDED NOVEMBER 7, 2008 AS INST. NO. 2008-0592647, O.R.
-  VACATION OF PIGEON PASS ROAD PER RESOLUTION NO. 2014-125 RECORDED 09/10/2014 AS INST. NO. 2014-0343508, O.R.
-  QUITCLAIM DEED OF A PORTION OF PIGEON PASS ROAD, RECORDED 12/21/2018 AS INST. NO. 2018-0495882, O.R.
-  RIGHT OF WAY EASEMENT RECORDED 11/07/2008, AS INST. NO. 2008-0592600, O.R.



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 10/8/2020

INDEX MAP
MOUNT VERNON AVENUE
& PIGEON PASS ROAD
QUITCLAIM

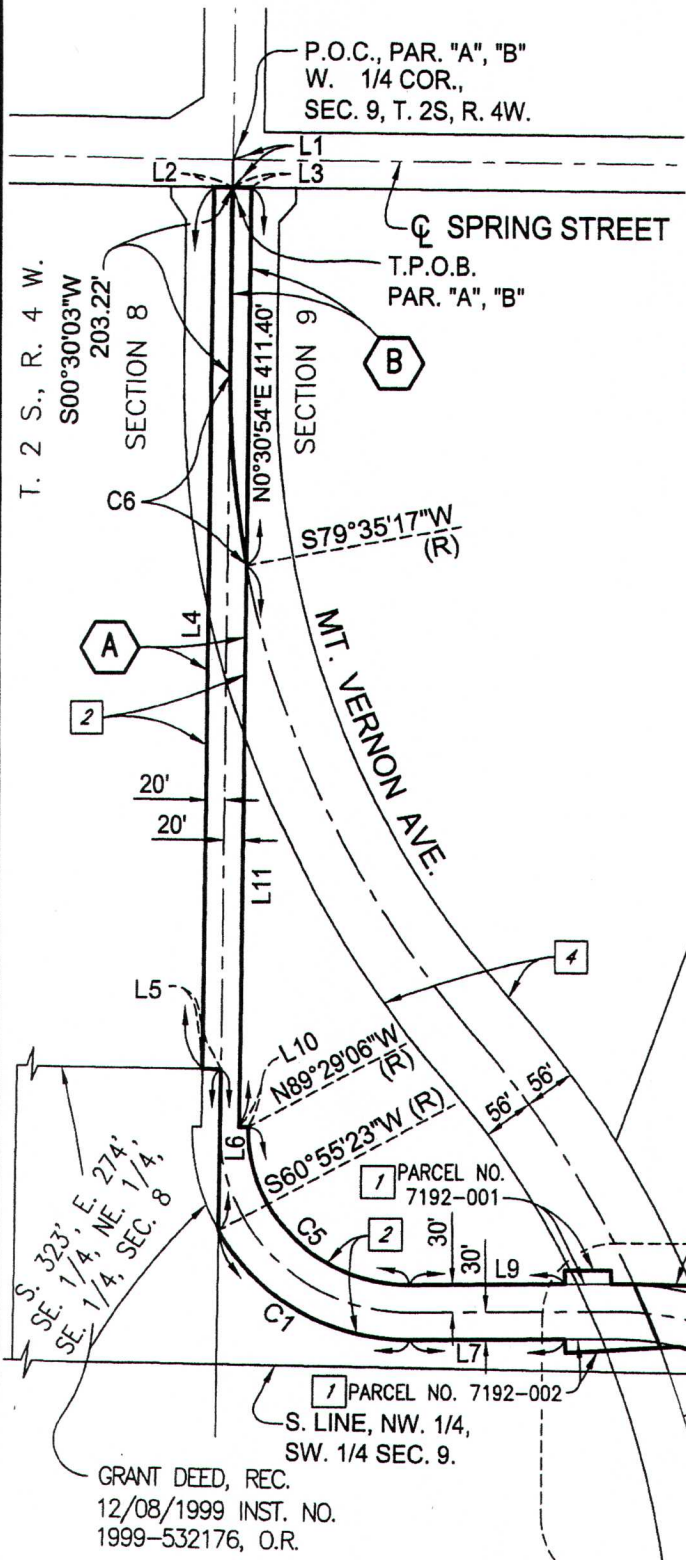


Thomas Caseldine 10-7-20
THOMAS M. CASELDINE DATE
L.S. 9029

SECTIONS 8 & 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST

EXHIBIT "B" - MAP QUITCLAIM

SHEET 2 OF 3 SHEETS

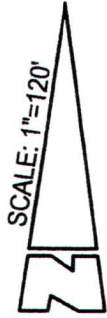


| CURVE DATA | | | |
|------------|-----------|----------|---------|
| CURVE | DELTA | RADIUS | LENGTH |
| C1 | 61°32'00" | 230.00' | 247.01' |
| C5 | 91°07'31" | 170.00' | 270.37' |
| C6 | 10°54'47" | 1100.00' | 209.52' |

| LINE DATA | | |
|-----------|-----------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N0°30'03"E | 30.00' |
| L2 | N89°05'21"W | 20.01' |
| L3 | N89°17'25"W | 19.99' |
| L4 | S0°30'54"W | 962.97' |
| L5 | N89°13'47"W | 20.00' |
| L6 | S0°30'54"W | 177.09' |
| L7 | S89°23'23"W | 168.51' |
| L9 | N89°23'23"E | 168.60' |
| L10 | N89°29'06"W (R) | 10.00' |
| L11 | S0°30'54"W | 614.97' |

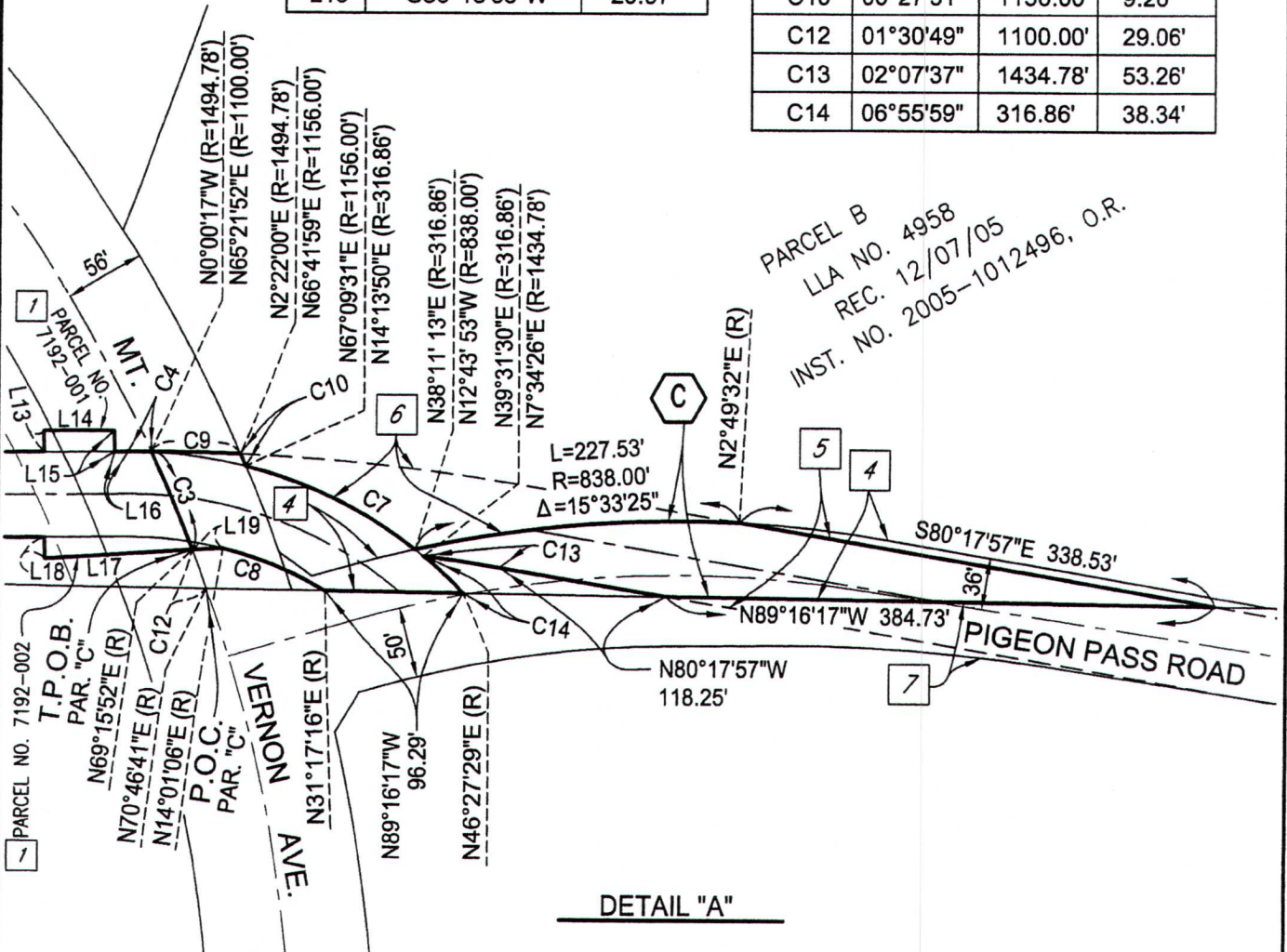
EXHIBIT "B" - MAP
QUITCLAIM

SHEET 3 OF 3 SHEETS



| LINE DATA | | |
|-----------|-------------|---------|
| LINE | BEARING | LENGTH |
| L13 | N0°37'34"W | 15.00' |
| L14 | N89°23'23"E | 50.00' |
| L15 | N0°37'34"W | 15.00' |
| L16 | N89°23'23"E | 9.04' |
| L17 | N86°18'33"E | 103.21' |
| L18 | N0°36'37"W | 15.00' |
| L19 | S86°18'33"W | 20.97' |

| CURVE DATA | | | |
|------------|-----------|----------|---------|
| CURVE | DELTA | RADIUS | LENGTH |
| C2 | 9°20'27" | 256.86' | 41.88' |
| C3 | 03°54'00" | 1100.00' | 74.87' |
| C4 | 03°36'20" | 1494.78' | 15.80' |
| C7 | 23°57'24" | 316.86' | 132.49' |
| C8 | 17°16'10" | 256.86' | 77.42' |
| C9 | 02°22'17" | 1494.78' | 61.86' |
| C10 | 00°27'31" | 1156.00' | 9.26' |
| C12 | 01°30'49" | 1100.00' | 29.06' |
| C13 | 02°07'37" | 1434.78' | 53.26' |
| C14 | 06°55'59" | 316.86' | 38.34' |



PARCEL B
LLA NO. 4958
REC. 12/07/05
INST. NO. 2005-1012496, O.R.

DETAIL "A"



SECTIONS 8 & 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST

**PETER ALDANA
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):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date:

January 28, 2021

Signature:

Priscilla Rasso

Print Name: Priscilla Rasso, Board Assistant