

QUITCLAIM DEED  
(corporation)

CITIZENS DOMESTIC WATER COMPANY, a corporation, Grantor, for a valuable consideration, receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim to CITY OF RIVERSIDE, a municipal corporation, the real property in the ~~Parcel of~~ Riverside, State of California.

That portion of Lot 11 of La Granada Tract No. 2, as shown by map on file in Book 14 page 97 of Maps, Riverside County Records, particularly described as follows:

Commencing at the intersection of the center lines of Bolton Avenue and Cook Avenue, as shown on said map; thence South 70° 40' West, along the center line of Cook Avenue, 683.94 feet to the point of intersection of the tangent lines of a 200.09 foot radius curve (recorded as 200 foot radius curve), concave to the North; thence, leaving Cook Avenue, South 23° 57' East, 573.65 feet to an angle point in the northwesterly line of Lot 12 of said tract; thence South 53° 31' 45" West (recorded as South 53° 31' West) along the northwesterly line of Lot 12, 416.91 feet (recorded as 416.98 feet) to an angle point thereon for the true point of beginning; thence continuing along the northwesterly line of said Lot 12, South 53° 03' 24" West (recorded as South 53° 13' 30" West), 161.10 feet (recorded as 161.82 feet) to an angle point thereon; thence continuing along said line, South 4° 09' 15" West, (recorded as South 4° 14' 30" West, 65.50 feet to an angle point thereon; thence leaving the westerly line of said Lot 12, South 20° 39' 37" West, 376.42 feet, more or less, to the Northeast corner of Lot 16 in Block 51 of La Granada Tract, as shown by map on file in Book 12 pages 42 to 51, inclusive, of Maps, Riverside County Records; thence along the northerly line of said Lot 16, North 85° 27' West (recorded as North 85° 24' West), 100.01 feet (recorded as 100.00 feet) to the Northeast corner thereof; said point being also the Southeast corner of that certain parcel of land described in Deed recorded in Book 632 page 309 of Official Records, Riverside County Records; thence North 4° 33' 15" East (recorded as North 4° 36' East), along the northerly prolongation of the westerly line of Lot 16, said line being also the Easterly line of the parcel described in said Deed, 100.00 feet to the Northeast corner thereof; thence North 33° 29' 45" West (recorded as North 33° 27' West) along the northerly line of said parcel, 138.00 feet to the Northwest corner thereof; thence leaving the northerly line of said parcel, North 21° 55' 27" East, 627.75 feet; thence South 64° 51' 32" East, 200.10 feet; thence South 36° 51' 32" East, 133.00 feet to the true point of beginning;

EXCEPTING THEREFROM that portion described as follows: Beginning at the Northwest corner of Lot 16 in Block 51 of La Granada Tract, as shown by map on file in Book 12 pages 42 to 51, inclusive, of Maps, Riverside County Records, said corner being also the Southeast corner of that certain parcel of land described in Deed recorded in Book 632, page 309 of Official Records, Riverside County Records; thence North 4° 33' 15" East, (recorded as North 4° 36' East) along the northerly prolongation of the westerly line of said Lot 16, said line being also the Easterly line of the parcel described in said Deed, 100.00 feet to the Northeast corner thereof; thence North 33° 29' 45" West (recorded as North 33° 27' West), along the northerly line of said parcel, 138.00 feet to the Northwest corner thereof; thence leaving the northerly line of said parcel, North 21° 55' 27" East, 59.22 feet; thence South 33° 29' 45" East, parallel with the northerly line of said parcel, 264.35 feet to a point from which the most westerly

SEE DWG. #1-31  
6/13-48 -1-

1 corner of said Lot 12 bears North  $20^{\circ} 39' 37''$  East, 217.99 feet;  
2 thence South  $20^{\circ} 39' 37''$  West, 158.43 feet, more or less, to the  
3 Northeast corner of said Lot 16; thence along the Northernly line  
4 of said Lot 16, North  $85^{\circ} 27'$  West, (recorded as North  $85^{\circ} 27'$   
5 West), 100.01 feet (recorded as 100.00 feet) to the Northwest  
6 corner thereof, and the point of beginning.

7 PARCEL 1-A:

8 This portion of Lot 11 of La Granada Tract No. 2, as shown by map  
9 on file in Book 14 page 97 of Maps, Riverside County Records,  
10 particularly described as follows:

11 Beginning at the Northwest corner of Lot 16 in Block 51 of La  
12 Granada Tract, as shown by map on file in Book 12 pages 42 to 51,  
13 inclusive, of Maps, Riverside County Records, said corner being  
14 also the Southeast corner of that certain parcel of land  
15 described in Deed recorded in Book 682 page 389 of Official  
16 Records, Riverside County Records; thence North  $4^{\circ} 33' 15''$  East  
17 (recorded as North  $4^{\circ} 33'$  East) along the Northernly prolongation  
18 of the Westerly line of said Lot 16, said line being also the  
19 Easterly line of the parcel described in said Deed, 100.00 feet to  
20 the Northeast corner thereof; thence North  $83^{\circ} 29' 45''$  West  
21 (recorded as North  $83^{\circ} 27'$  West) along the Northernly line of said  
22 parcel, 138.00 feet to the Northwest corner thereof; thence  
23 leaving the Northernly line of said parcel, North  $21^{\circ} 55' 27''$   
24 East, 59.22 feet; thence South  $83^{\circ} 29' 45''$  East, parallel with the  
25 Northernly line of said parcel, 281.35 feet to a point from which  
26 the most Westerly corner of Lot 12 of said La Granada Tract No. 2  
27 bears North  $20^{\circ} 39' 37''$  East, 217.99 feet; thence South  $20^{\circ} 39'$   
28  $37''$  West, 158.43 feet, more or less, to the Northeast corner of  
29 Lot 16 in Block 51 of said La Granada Tract; thence along the  
30 Northernly line of said Lot 16, North  $85^{\circ} 27'$  West (recorded as  
31 North  $85^{\circ} 27'$  West), 100.01 feet (recorded as 100.00 feet) to the  
32 Northwest corner thereof, and the point of beginning.

19 PARCEL 2:

20 This portion of Lot 11 of La Granada Tract No. 2, as shown by map  
21 on file in Book 14 page 97 of Maps, Riverside County Records,  
22 particularly described as follows:

23 Commencing at the intersection of the center lines of Lolton  
24 Avenue and Cook Avenue, as shown on said map of La Granada Tract  
25 No. 2; thence South  $70^{\circ} 10'$  West along the center line of Cook  
26 Avenue, 688.94 feet to the point of intersection of the tangent  
27 lines of a 200.09 foot radius curve (recorded as 200 foot radius  
28 curve) concave to the North; thence, leaving Cook Avenue, South  
29  $23^{\circ} 57'$  East, 573.65 feet to an angle point in the Northwest  
30 line of Lot 12 of said tract; thence South  $58^{\circ} 31' 45''$  West  
31 (recorded as South  $58^{\circ} 31'$  West) along the Northwest line of  
32 said Lot 12, 416.91 feet (recorded as 416.98 feet) to an angle  
point thereon; thence leaving the Northwest line of Lot 12,  
North  $36^{\circ} 51' 32''$  West, 70.39 feet to the true point of beginning;  
thence North  $71^{\circ} 18' 48''$  East, 112.63 feet to the beginning of a  
curve to the left, having a radius of 155.00 feet and a central  
angle of  $66^{\circ} 36' 36''$ ; thence along said curve to the left an arc  
distance of 130.17 feet to the end thereof; thence North  $4^{\circ} 42'$   
12" East, 299.55 feet to the beginning of a curve to the left,  
having a radius of 330.00 feet and a central angle of  $27^{\circ} 38' 44''$ ;  
thence along said curve to the left an arc distance of 159.23  
feet to the end thereof; thence North  $22^{\circ} 56' 32''$  West, 85.72 feet  
to a point in the Southernly line of Cook Avenue, 50.00 feet in  
width; said last mentioned point being on a curve concave to the  
North and having a radius of 225.09 feet (recorded 225.00 feet)  
and from which the center of said curve bears North  $14^{\circ} 52' 20''$   
West; thence Westerly along said curve through a central angle

1 of 13° 05' 53" for an arc distance of 51.46 feet to a point there-  
 2 on from which the center of said curve bears North 1° 46' 27"  
 3 West; thence, leaving said curve and the Southerly line of Cook  
 4 Avenue as aforesaid South 13° 57' 07" East, 208.57 feet; thence  
 5 South 17° 23' 08" West, 300.10 feet; thence South 71° 18' 19"  
 6 West, 246.44 feet; thence South 64° 51' 32" East, 94.60 feet;  
 7 thence South 36° 51' 32" East, 62.61 feet to the true point of  
 8 beginning.

9 Dated May 20, 1955

CITIZENS DOMESTIC WATER COMPANY

10 /s/ By Samuel K. Rindge, President

11 /s/ By Ramona R. Williamson, Secretary

12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

QUITCLAIM DEED  
(corporation)

CITIZENS DOMESTIC WATER COMPANY, a corporation, Grantor, for a valuable consideration, receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim to CITY OF RIVERSIDE, a municipal corporation, the real property in the----  
County of Riverside, State of California.

That portion of Lot 11 of La Granada Tract No. 2, as shown by map on file in Book 11, page 97 of Maps, Riverside County Records, more fully detailed as follows:

Beginning at the intersection of the center lines of Bolton Avenue and Oak Avenue, as shown on said map; thence South  $70^{\circ} 40'$  West, along the center line of Oak Avenue, 600.94 feet to the point of intersection of the tangent lines of a 200.09 foot radius curve (recorded as 200 foot radius curve), concave to the North; thence, leaving Oak Avenue, South  $23^{\circ} 57'$  East, 373.65 feet to an angle point in the northwesterly line of Lot 12 of said tract; thence South  $53^{\circ} 31' 43''$  West (recorded as South  $53^{\circ} 31'$  West) along the Northwestly line of Lot 12, 411.91 feet (recorded as 416.93 feet) to an angle point thereon for the true point of beginning; thence continuing along the northwesterly line of said Lot 12, South  $53^{\circ} 08' 21''$  West (recorded as South  $53^{\circ} 13' 30''$  West), 101.10 feet (recorded as 101.02 feet) to an angle point thereon; thence continuing along said line, South  $4^{\circ} 09' 15''$  West, (recorded as South  $4^{\circ} 11' 30''$  West, 65.50 feet to an angle point thereon; thence leaving the Westerly line of said Lot 12, South  $20^{\circ} 39' 37''$  West, 376.42 feet, more or less, to the Northeast corner of Lot 16 in Block 51 of La Granada Tract, as shown by map on file in Book 12 pages 42 to 51, inclusive, of Maps, Riverside County Records; thence along the Northerly line of said Lot 16, North  $85^{\circ} 27'$  West (recorded as North  $85^{\circ} 24'$  West), 100.01 feet (recorded as 100.00 feet) to the Northeast corner thereof; said point being also the Southeastly corner of a certain parcel of land described in said record in Book 682 page 389 of Official Records, Riverside County Records; thence North  $4^{\circ} 33' 15''$  East (recorded as North  $4^{\circ} 36'$  East), along the Northerly prolongation of the Westerly line of Lot 16, said line being also the Easterly line of the parcel described in said Deed, 100.00 feet to the Northeastly corner thereof; thence North  $33^{\circ} 29' 45''$  West (recorded as North  $33^{\circ} 27'$  West) along the Northerly line of said parcel, 133.00 feet to the Northwestly corner thereof; thence leaving the Northerly line of said parcel, North  $21^{\circ} 55' 27''$  East, 627.75 feet; thence South  $64^{\circ} 51' 32''$  East, 200.10 feet; thence South  $36^{\circ} 51' 32''$  East, 133.00 feet to the true point of beginning;

EXCEPTING that portion described as follows: Beginning at the Northwest corner of Lot 16 in Block 51 of La Granada Tract, as shown by map on file in Book 12 pages 42 to 51, inclusive, of Maps, Riverside County Records, said parcel being also the Southeastly corner of that certain parcel of land described in Deed recorded in Book 682, page 389 of Official Records, Riverside County Records; thence North  $4^{\circ} 33' 15''$  East, (recorded as North  $4^{\circ} 36'$  East) along the Northerly prolongation of the Westerly line of said Lot 16, said line being also the Easterly line of the parcel described in said Deed, 100.00 feet to the Northeastly corner thereof; thence North  $33^{\circ} 29' 45''$  West (recorded as North  $33^{\circ} 27'$  West), along the Northerly line of said parcel, 133.00 feet to the Northwestly corner thereof; thence leaving the Northerly line of said parcel, North  $21^{\circ} 55' 27''$  East, 59.22 feet; thence South  $63^{\circ} 29' 45''$  East, parallel with the Northerly line of said parcel, 204.35 feet to a point from which the most Westerly

1 corner of said Lot 12 bears North  $20^{\circ} 39' 37''$  East, 217.99 feet;  
2 thence South  $20^{\circ} 39' 37''$  West, 153.43 feet, more or less, to the  
3 Northeast corner of said Lot 16; thence along the Northeastly line  
4 of said Lot 16, North  $85^{\circ} 27'$  West, (recorded as North  $85^{\circ} 27'$   
West), 100.01 feet (recorded as 100.00 feet) to the Northwest  
corner thereof, and the point of beginning.

5 PARCEL 1-A:

6 that portion of Lot 11 of La Granada Tract No. 2, as shown by map  
7 on file in Book 14, page 97 of Maps, Riverside County Records,  
particularly described as follows:

8 Beginning at the Northwest corner of Lot 26 in Block 51 of La  
9 Granada Tract, as shown by map on file in Book 12 pages 42 to 51,  
inclusive, of Maps, Riverside County Records, said corner being  
10 also the Southeast corner of that certain parcel of land  
described in Deed recorded in Book 482 page 307 of Official  
11 Records, Riverside County Records; thence North  $4^{\circ} 33' 15''$  East  
(recorded as North  $4^{\circ} 30'$  East) along the Northeastly prolongation  
12 of the Westerly line of said Lot 16, said line being also the  
Easterly line of the parcel described in said Deed, 100.00 feet to  
13 the Northeastly corner thereof; thence North  $83^{\circ} 29' 45''$  West  
(recorded as North  $83^{\circ} 27'$  West) along the Northerly line of said  
14 parcel, 130.00 feet to the Northwest corner thereof; thence  
leaving the Northerly line of said parcel, North  $21^{\circ} 55' 27''$   
15 East, 59.22 feet; thence South  $83^{\circ} 29' 45''$  East, parallel with the  
16 Northerly line of said parcel, 21.35 feet to a point from which  
the most Westerly corner of Lot 12 of said La Granada Tract No. 2  
17 bears North  $20^{\circ} 39' 37''$  East, 217.99 feet; thence South  $20^{\circ} 39' 37''$   
18 West, 153.43 feet, more or less, to the Northeast corner of  
19 Lot 16 in Block 51 of said La Granada Tract; thence along the  
Northerly line of said Lot 16, North  $85^{\circ} 27'$  West (recorded as  
North  $85^{\circ} 27'$  West), 100.01 feet (recorded as 100.00 feet) to the  
20 Northwest corner thereof, and the point of beginning.

21 PARCEL 2:

22 that portion of Lot 11 of La Granada Tract No. 2, as shown by map  
23 on file in Book 14, page 97 of Maps, Riverside County Records,  
24 particularly described as follows:

25 Commencing at the intersection of the center lines of London  
26 Avenue and Cook Avenue, as shown on said map of La Granada Tract  
27 No. 2; thence South  $70^{\circ} 40'$  West along the center line of Cook  
28 Avenue, 688.94 feet to the point of intersection of the tangent  
29 lines of a 200.09 foot radius curve (recorded as 200 foot radius  
30 curve) concave to the north; thence, leaving Cook Avenue, South  
31  $23^{\circ} 57'$  East, 573.65 feet to an angle point in the Northwestly  
32 line of Lot 12 of said tract; thence South  $58^{\circ} 31' 45''$  West  
(recorded as South  $58^{\circ} 31'$  West) along the Northwestly line of  
said Lot 12, 416.91 feet (recorded as 416.98 feet) to an angle  
point thereof; thence leaving the Northwestly line of Lot 12,  
North  $36^{\circ} 51' 32''$  West, 70.39 feet to the true point of beginning;  
thence North  $71^{\circ} 18' 40''$  East, 112.63 feet to the beginning of a  
curve to the left, having a radius of 155.00 feet and a central  
angle of  $66^{\circ} 36' 36''$ ; thence along said curve to the left an arc  
distance of 130.17 feet to the end thereof; thence North  $4^{\circ} 42'$   
12" East, 259.55 feet to the beginning of a curve to the left,  
having a radius of 330.00 feet and a central angle of  $27^{\circ} 35' 44''$ ;  
thence along said curve to the left an arc distance of 159.23  
feet to the end thereof; thence North  $22^{\circ} 56' 30''$  West, 35.72 feet  
to a point in the Southerly line of Cook Avenue, 70.00 feet in  
width; said last mentioned point being on a curve concave to the  
North and having a radius of 225.09 feet (recorded 225.00 feet)  
and from which the center of said curve bears North  $14^{\circ} 52' 20''$   
West; thence Westerly along said curve through a central angle

1 of 13° 05' 53" for an arc distance of 21.46 feet to a point there-  
 2 on from which the center of said curve bears North 1° 46' 27"  
 West; thence, leaving said curve and the Southeastly line of Cook  
 3 Avenue as aforesaid South 13° 57' 07" East, 228.57 feet; thence  
 South 17° 23' 06" West, 308.10 feet; thence South 71° 18' 43"  
 4 West, 246.44 feet; thence South 64° 51' 32" East, 94.60 feet;  
 thence South 36° 51' 32" East, 62.01 feet to the true point of  
 5 beginning.

7 Dated May 20, 1955 CITIZENS DOMESTIC WATER COMPANY

8 /s/ By Samuel K. Rindge, President

9 /s/ By Ramona R. Williamson, Secretary

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32