

275564

When recorded mail to:

Public Works Department
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

AUG 22 1995

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ 21

FOR RECORDER'S OFFICE USE ONLY

Project: PW-001-945 & VC-001-945
Fremont St. & Industrial Ave.

QUITCLAIM DEED

The CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to SANWA BANK CALIFORNIA, a California corporation, 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.

Dated 8-16 19 95

CITY OF RIVERSIDE,
a municipal corporation

By Ronita Laveridge
Mayor

Attest Karen E. Lindquist
City Clerk

1022

GENERAL ACKNOWLEDGEMENT

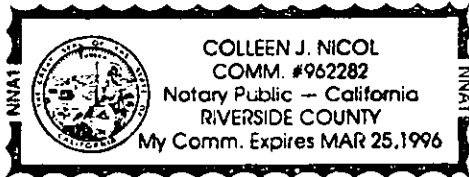
State of California }
County of Riverside } ss

On 8-16-95, before me Colleen J. Nicol
(date) (name)

a Notary Public in and for said State, personally appeared

Ronald Coveridge and Karen E. Lindquist
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.

Colleen J. Nicol
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

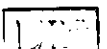
Title _____

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

Mayor, City Clerk

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

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



JAN 03 1995



EXHIBIT A

That portion of Block A and that portion of Block 21,23 and 24, as shown by map of Tract No. 2 of the Riverview Addition to the City of Riverside, on file in Book 6, Page 63 of Maps, records of Riverside County, California together with that portion of those certain streets and alleys as shown by said map and as vacated by Resolution No. 4176 of the City Council of the City of Riverside, and portion of Fremont Street as shown by said map and as shown by map of Tract No. 3 of the Riverview Addition to the City of Riverside, on file in Book 7, Page 5 of Maps, records of said Riverside County, which was vacated by the City Council of the City of Riverside by Resolution No. 14605 recorded September 22, 1982 as Instrument No. 163982 of Official Records of said Riverside County, described as follows:

Commencing at the intersection of the centerline of Fremont Street and Liberty Street as shown on said map of Tract No. 3 of the Riverview Addition to the City of Riverside;

Thence North 00° 07' 15" East along the centerline of said Fremont Street, a distance of 409.01 feet;

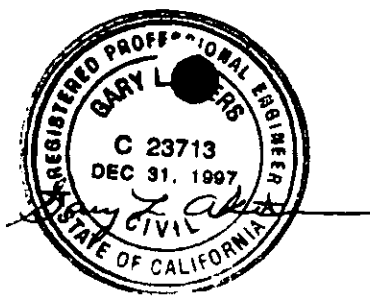
Thence South 89° 52' 45" East 33.00 feet to the Southeast corner of that certain parcel of land conveyed to the City of Riverside by deed recorded December 11, 1981 as Instrument No. 229741 of Official records of said County;

Thence along the East line of said Parcel North 00° 07' 15" East a distance of 107.18 feet;

Thence continuing North 00° 07' 15" East along said east line, a distance of 36.44 feet to the beginning of a curve, concave to southwest having a radius of 76.01 feet;

Thence northerly and northwesterly along said curve through a central angle of 55° 32' 19" an arc distance of 73.68 feet to a point on the centerline of that portion of Fremont Street as vacated by the City Council of the City of Riverside by Resolution No. 14605 recorded September 22, 1982, as instrument No. 163982 of Official records of said County, a radial line to said point bears North 34° 34' 56" East,

Thence along said last mentioned centerline North 00° 07' 15" East, 6.33 feet to the beginning of a non-tangent curve concave to the south having a radius of 702.92 feet, a radial line to said points bears North 12° 28' 08" East;



Thence easterly along said curve through a central angle of $00^{\circ} 37' 07''$, an arc distance of 7.59 feet;

Thence South $76^{\circ} 54' 45''$ East a distance of 93.00 feet to the TRUE POINT OF BEGINNING;

Thence South $76^{\circ} 54' 45''$ East, a distance of 432.00 feet to the beginning of a curve concave to the west having a radius of 333.00 feet;

Thence southerly along said curve through a central angle of $120^{\circ} 37' 29''$ an arc distance of 701.06 feet;

Thence South $43^{\circ} 42' 44''$ West a distance of 100.88 feet to the beginning of a curve concave to the southeast having a radius of 267.00 feet;

Thence southwesterly along said curve, through a central angle of $00^{\circ} 09' 16''$ an arc distance of 0.72 feet to a point in the north line of that certain parcel of land conveyed to Livingstone Material Company by deed recorded December 16, 1953 as Instrument No. 59937, Official Records of Riverside County, California, the radial line at said point bears North $46^{\circ} 26' 32''$ West;

Thence North $89^{\circ} 52' 45''$ West along said north line, a distance of 59.94 feet to the northwest corner thereof;

Thence South $00^{\circ} 07' 15''$ West along the west line of said parcel, a distance of 249.88 feet to the southwest corner thereof, said point being in a curve concave to the north having a radius of 548.94 feet, said point also lying on the northerly line of Parcel No. 1 as conveyed to Rohr Aircraft Corporation by deed recorded July 29, 1953 as Instrument No. 37239, Official Records of Riverside County, California, the radial line at said point bears South $02^{\circ} 42' 57''$ East;

Thence westerly along said northerly line and along said curve through a central angle of $15^{\circ} 04' 19''$ an arc distance of 144.40 feet to a point in a non-tangent curve concave to the east having a radius of 1033.00, the radial line at said point having a radius of 548.94 feet bears South $12^{\circ} 21' 22''$ West, the radial line at said point having a radius of 1033.00 feet bears North $65^{\circ} 06' 20''$ West;

Thence northeasterly along said last mentioned curve, through a central angle of $01^{\circ} 21' 20''$, a arc distance of 24.44 feet;

Thence North $26^{\circ} 15' 00''$ East, a distance of 199.48 feet to the beginning of a curve concave to the southeast having a radius of 333.00 feet;

Thence northeasterly along said curve through a central angle of 17° 27' 44", an arc distance of 101.49 feet;

Thence North 43° 42' 44" East, a distance of 100.88 feet to the beginning of a curve concave to the west having a radius of 267.00 feet;

Thence northerly along said curve, through a central angle of 120° 37' 29", an arc distance of 562.11 feet ;

Thence North 76° 54' 45" West, a distance of 453.38 feet, the preceding eighteen courses being along the boundary of that certain parcel of land described in deed to the City of Riverside by document recorded August 18, 1989, as Instrument No. 281989 of Official Records of said Riverside County;

Thence North 51° 36' 15" East, along the northerly prolongation of that certain course having a bearing of South 51° 36' 15" West in said last mentioned deed, a distance of 34.33 feet;

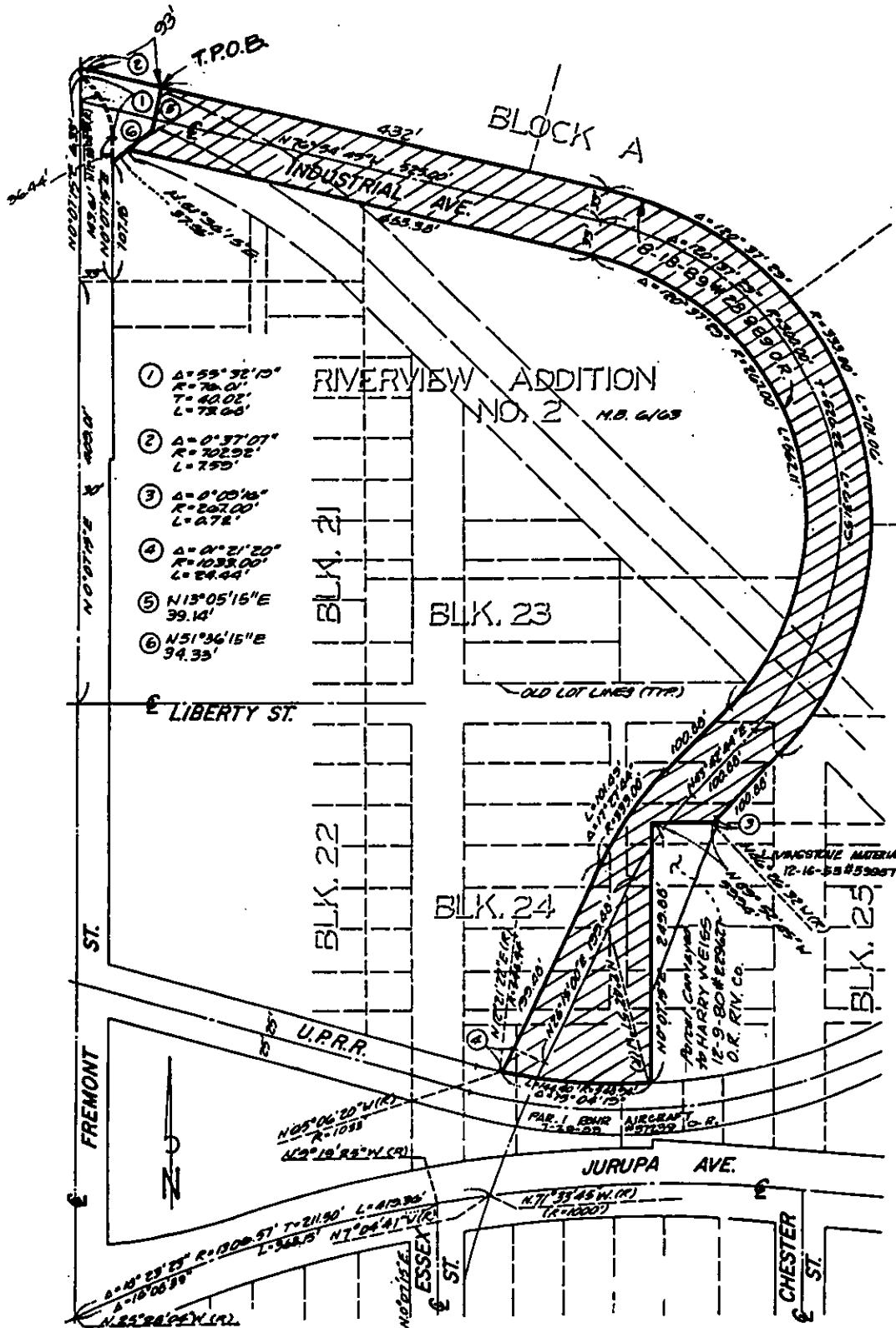
Thence North 13° 05' 15" East, a distance of 39.14 feet to the TRUE POINT OF BEGINNING;

RESERVING THEREFROM for the use and benefit of the public, an easement and right of flight for the passage of aircraft in the airspace above the surface of the above described parcel of land.



DESCRIPTION APPROVAL 1/17/95
 _____ by _____
 SURVEYOR, CITY OF RIVERSIDE

C:\WORKS\4549\DEEDA.WPS



• 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

4/3
20-6

SCALE: 1" = NTS

DRAWN BY Kgs DATE 1/11/95

SUBJECT VC-001-945