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When recorded mail to:

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

DEC 14 1995

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ 21

FOR RECORDER'S OFFICE USE ONLY

Project: VC-013-945
Alley between University Ave & Seventh St

AP# 211-176-015-0
TRA 009-063

QUITCLAIM

2-1670102

The CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby
remitse, release, and forever quitclaim to **PROVIDENT SAVINGS BANK, FSB**, that certain real
property located in the City of Riverside, County of Riverside, State of California, described
as follows:

Parcel 1

The south 5.00 feet of Lots 98 through 103, inclusive, of MADISON SQUARE,
as shown by map on file in Book 5 of Maps at page 59 thereof, records of San
Bernardino County, California.

RESERVING therefrom permanent easements and rights of way for electrical
energy distribution facilities, sanitary sewer facilities, gas line facilities and
cable television facilities.

ALSO RESERVING THEREFROM a permanent easement and right-of-way to
construct, place, operate, inspect, maintain, repair, replace and remove such
aerial and underground telephone, telegraph and communication structures as
the company may from time to time require, consisting of poles, anchors,
wires, cables, conduits, manholes, markers and necessary fixtures and
appurtenances.

Parcel 2

That portion of Lots 98 through 103, inclusive of Madison Square, as shown by map on file in Book 5 of Maps, at page 59 thereof, records of San Bernardino County, California, described as follows:

BEGINNING at the northwest corner of Parcel 1 of those certain parcels of land conveyed to the City of Riverside by deed recorded June 3, 1983, as Instrument NO. 110485 of Official Records of Riverside County, California; said Parcel 1 also being the south 5.00 feet of said Lots 98 through 103;

THENCE North $89^{\circ}20'53''$ East, along the northerly line of said parcel conveyed to the City of Riverside, 315.00 feet to the east line of said Lot 103;

THENCE North $00^{\circ}00'21''$ East, along said east line of Lot 103, a distance of 2.00 feet to a line which is parallel with and distant 7.00 feet northerly, as measured at right angle, from the south line of said Lots 98 through 103;

THENCE South $89^{\circ}20'53''$ West, along said parallel line, 265.17 feet to an angle point therein;

THENCE North $85^{\circ}53'14''$ West, 30.10 feet to a line which is parallel with and distant 9.50 feet northerly, as measured at right angle, from last side south line;

THENCE South $89^{\circ}20'53''$ West, along said parallel line, 19.81 feet to the west line of said Lot 98;

THENCE South, along said west line, 4.50 feet to said **POINT OF BEGINNING**.

RESERVING therefrom permanent easements and rights of way for electrical energy distribution facilities, sanitary sewer facilities, gas line facilities and cable television facilities.

ALSO RESERVING THEREFROM a permanent easement and right-of-way to construct, place, operate, inspect, maintain, repair, replace and remove such aerial and underground telephone, telegraph and communication structures as the company may from time to time require, consisting of poles, anchors, wires, cables, conduits, manholes, markers and necessary fixtures and appurtenances.

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



Mark S. Brown 11/27/95 Prep. WF
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/99

Dated December 11, 1995

CITY OF RIVERSIDE,
a municipal corporation

By John E. Holmes
City Manager

Attest Karen E. Lindquist
City Clerk

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE }ss

On December 11, 1995, before me Janis Lowry
(date) (name)

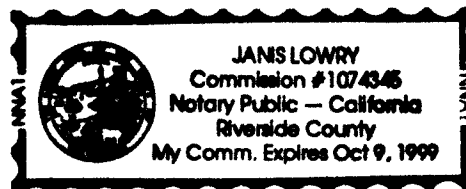
a Notary Public in and for said State, personally appeared

JOHN E. HOLMES
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.

Janis Lowry
Signature



vc013945.qcd

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

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

CITY MANAGER

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

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

CITY OF RIVERSIDE
3900 MAIN STREET
RIVERSIDE, CA

State of CALIFORNIA

County of RIVERSIDE

On December 11, 1995 before me, Janis Lowry, NOTARY PUBLIC

personally appeared KAREN E. LINDQUIST

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.

Signature of Notary Public: Janis Lowry

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

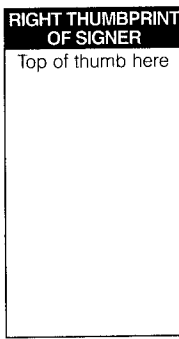
Document Date: DECEMBER 11, 1995 Number of Pages: 3

Signer(s) Other Than Named Above: JOHN E. HOLMES

Capacity(ies) Claimed by Signer(s)

Signer's Name: JOHN E. HOLMES

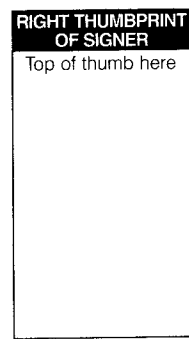
- Individual
Corporate Officer
Partner
Attorney-in-Fact
Trustee
Guardian or Conservator
Other: CITY MANAGER



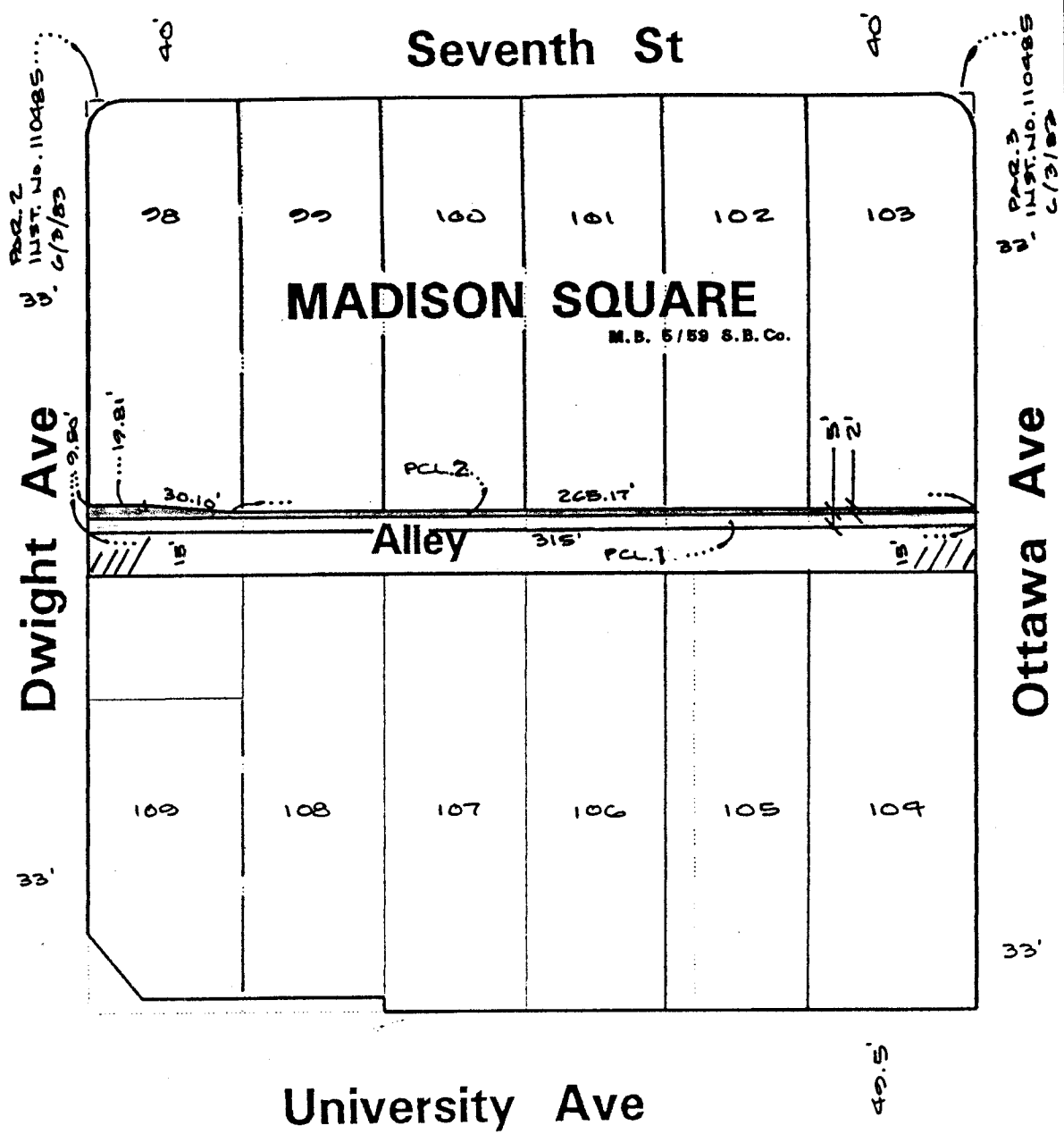
Signer Is Representing: CITY OF RIVERSIDE, 3900 MAIN STREET

Signer's Name: KAREN E. LINDQUIST

- Individual
Corporate Officer
Partner
Attorney-in-Fact
Trustee
Guardian or Conservator
Other: CITY CLERK



Signer Is Representing: CITY OF RIVERSIDE, 3900 MAIN STREET



VC -013 -945

40-2

Map Produced on:
November 22, 1995

- Symbology**
- Parcel Line
 - ROW Line
 - Project Limits Boundary
 - Street Centerline
 - Private Street Centerline
 - Lot Line
 - Misc. Cadastral Line
 - Vacated Street
 - U.S. Clear Zone
 - Adjusted ROW
 - Land Hook



1 inch = 60 feet

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.

Approved and recorded on 04/19/1995. The City of Riverside makes no warranty on the accuracy or contents of the data shown on this map. This map should not be reproduced or distributed. © Copyright 1995, City of Riverside, California

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