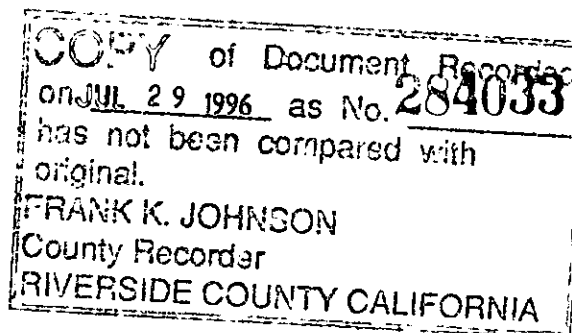


When recorded mail to:

Andrew M. Bodewin
Hawarden Development Corporation
1739 Crystal Ridge Court
Riverside, California 92506



FOR RECORDER'S OFFICE USE ONLY

DX- 1127

Project: **Tract No. 26109-1**
Overlook Parkway

QUITCLAIM

The CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to **HAWARDEN VISTA ESTATES COMPANY, a California general partnership**, those certain easements located in the City of Riverside, County of Riverside, State of California, described as follows:

Those certain easements for **waterline facilities and electrical energy distribution facilities** as reserved by the City of Riverside in Resolution No. 17652, recorded February 21, 1991, as Instrument No. 57407 of Official Records of Riverside County, California, lying within the following described property:

That portion of the north half of the Southwest Quarter of Section 12, Township 3 South, Range 5 West, San Bernardino Meridian, described as follows:

That portion of Parcel III of document recorded January 9, 1959, as Instrument No. 2050 of Official Records of Riverside County, California, being a strip of land 30.00 feet in width, lying 15.00 feet on each side of the following described centerline:

COMMENCING at the southwest corner of said Section 12;

THENCE North 00°16'03' West, along the west line of said Section, a distance of 1283.55 feet to the centerline of said Parcel III;

THENCE North 81°15'26" East, along said centerline, a distance of 804.10 feet to an angle point therein;

THENCE South 88°28'48" East, continuing along said centerline, a distance of 206.17 feet to an angle point therein; said point being the **TRUE POINT OF BEGINNING**;

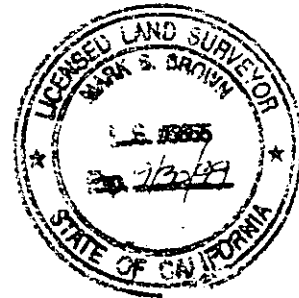
THENCE North 73°38'18" East, continuing along said centerline, a distance of 437.50 feet to an angle point therein;

THENCE South 85°25'00" East, continuing along said centerline, a distance of 133.28 feet to the **END** of this centerline description;

The sidelines of said 30.00 foot strip shall be lengthened or shortened to terminate easterly in a line bearing North 00°03'34" East through the endpoint of said centerline;

EXCEPTING therefrom that portion lying westerly of the easterly boundary of Tract No. 23678 as shown by map on file in Book 229 of Maps, pages 39 and 40 thereof, records of Riverside County, California.

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



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

Dated July 2, 1996

CITY OF RIVERSIDE,
a municipal corporation

By John E. Holmes
City Manager

Attest Karen E. Lindquist
City Clerk

By Chelle Mical
Assistant City Clerk

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

GENERAL ACKNOWLEDGEMENT

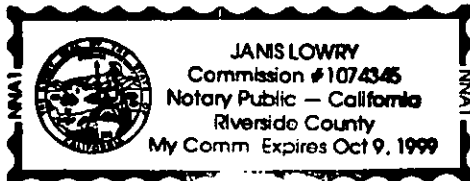
State of California }
County of Riverside } ss

On July 2, 1996, before me Janis Lowry
(date) (name)

a Notary Public in and for said State, personally appeared

John E. Holmes & Colleen J. Neil
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) 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

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

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

City Manager &
Assistant City Clerk

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

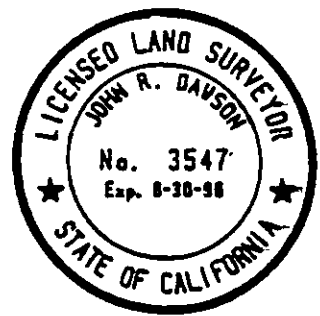
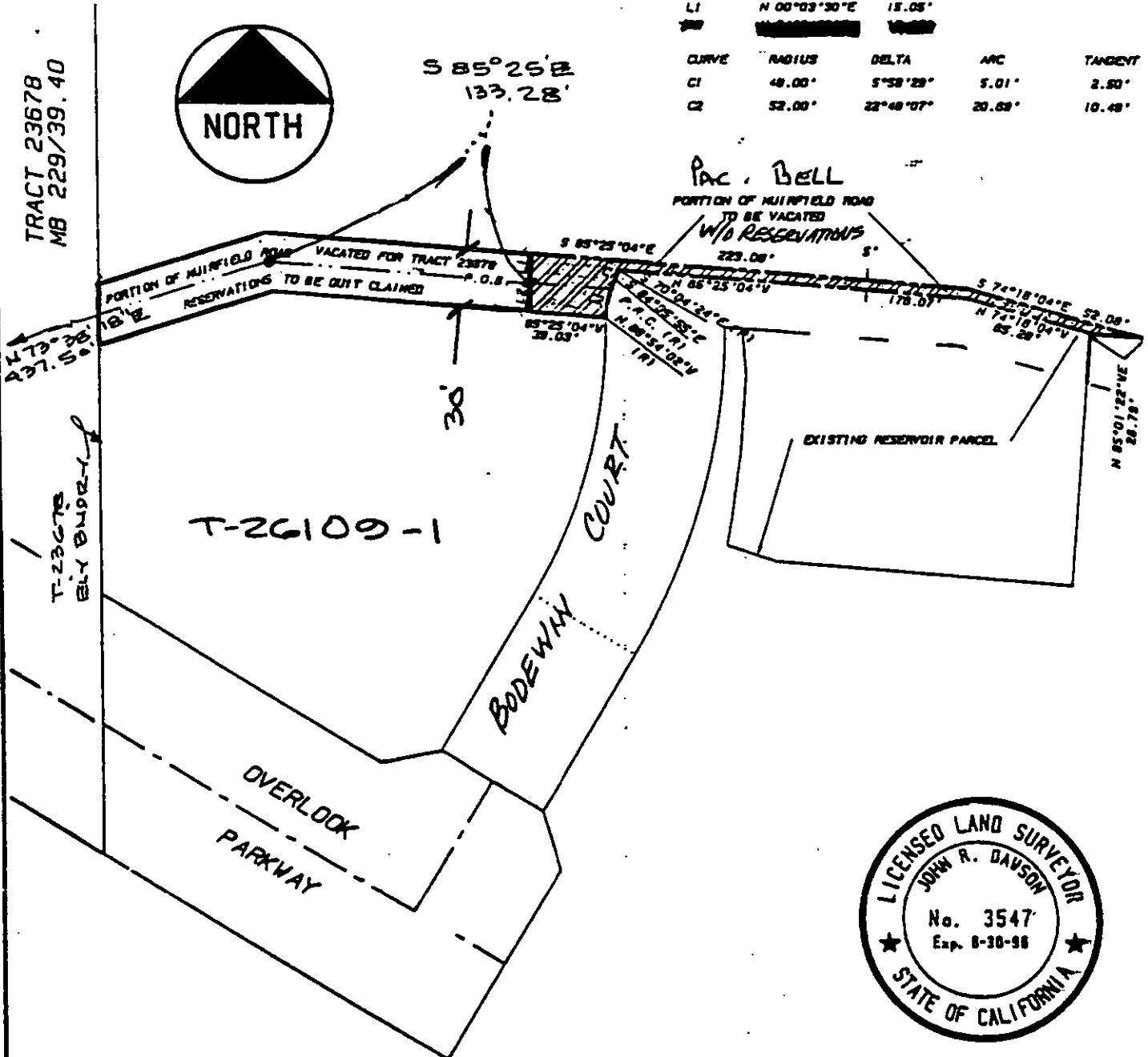
The party(ies) executing this document is/are representing:

City of Riverside



LINE	BEARING	DISTANCE			
L1	N 00°03'30"E	15.05'			
CURVE					
C1	RADIUS	DELTA	ARC	TANGENT	
C1	48.00'	5°58'29"	5.01'	2.50'	
C2	52.00'	22°48'07"	20.63'	10.48'	

TRACT 23678
MB 229/39.40



CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS 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 70-5

SCALE 1" = DRAWN BY JA DATE 4/30/96 SUBJECT Quit Claim MAP