

When recorded mail to:

Western Devcon Inc.
9645 Granite Ridge Drive, # 170
San Diego, CA. 92123

3/21/97
Instrument #
95720

The undersigned declares the documentary transfer tax is \$ **NO CONSIDERATION.**

FOR RECORDER'S OFFICE USE ONLY

DX- 1136

Project: **VC-005-956 Phase 1**
Mulberry Street

QUITCLAIM

The CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to **WESTERN DEVCON INC., a California corporation,** all its rights, title, and interest, except as hereinafter provided, in that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Mulberry Street as shown by map of D.C. Twogood's Orange Grove Tract on file in Book 7 of Maps, at page 42 thereof, records of San Bernardino County, California, and as said street is shown by map of Harrington's Tract on file in Book 11 of Maps, at page 19 thereof, records of Riverside County, California, and as said Mulberry Street is shown on Assessor's Map No. 19 on file in Book 1 of Assessor's Maps at page 23 thereof, records of Riverside County, California together with portion of Lots 1 through 4, inclusive, of said Harrington's Tract, more particularly described as follows:

BEGINNING at the most easterly corner of Lot 14 in Block 4 of said D.C. Twogood's Orange Grove Tract;

THENCE North 29°43'30" East, along the westerly line of said Mulberry Street as shown on said Assessor's Map No. 19, a distance of 235.55 feet to the most southerly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded April 9, 1990 as Instrument No. 127020 of Official Records of Riverside County, California;

THENCE South 31°39'52" East, 42.68 feet;

THENCE South 03°13'35" West, 39.35 feet to a line which is parallel with and distant 5.00 feet southeasterly, as measured at right angle, from the southeasterly line of Mulberry Street and shown by said map of Harrington's Tract;

THENCE South 29°43'30" West, along said parallel line, 87.41 feet;

THENCE South 19°55'47" West, 93.87 feet to the northeasterly line of 15th Street as shown by said map of Harrington's Tract; the preceding two courses also being along the northwesterly right of way line of State Highway 91 as shown by State Freeway Right-of-Way Map VIII-RIV-43-RIV sheets 2 and 3 of 11 sheets, said map being on file with the Riverside County Surveyor as of September 1, 1960;

THENCE North 60°15'46" West, 71.00 feet to said **POINT OF BEGINNING**;

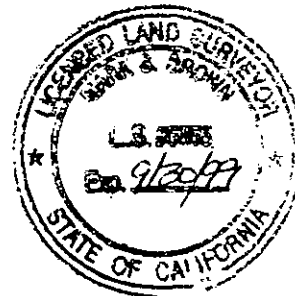
RESERVING therefrom blanket permanent easements and rights of way for **waterline, gas line, sanitary sewer, storm drain, cable television and electrical energy distribution facilities**;

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.

EXCEPTING therefrom that portion lying westerly of the centerline of Mulberry Street (50 feet wide) as shown on said Assessor's Map No. 19.

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

Mark S. Brown 1/23/97 Prep. MS
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/99



Dated January 28, 1997

CITY OF RIVERSIDE,
a municipal corporation

By John E. Holmes
City Manager

Attest Colleen Nicol
City Clerk

Barbara Jones
ASST. CITY CLERK

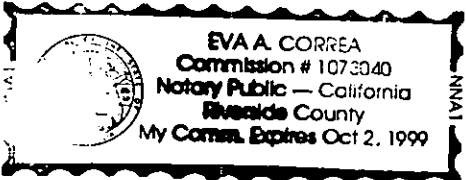
GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

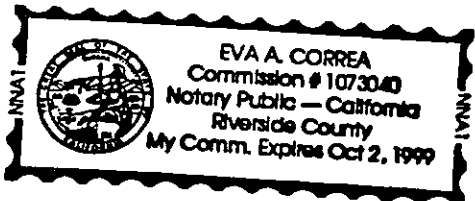
On January 30, 2007, before me Eva A. Correa
(date) (name)

a Notary Public in and for said State, personally appeared
John E. Holmes and Colleen J. Nicol
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~~ were 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.
Eva A. Correa



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- Attorney-in-fact
- Corporate Officer(s)
Title _____
Title _____
- Guardian/Conservator
- Individual(s)
- Trustee(s)
- Other
City Manager & City Clerk,
respectively
- Partner(s)
 General
 Limited

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

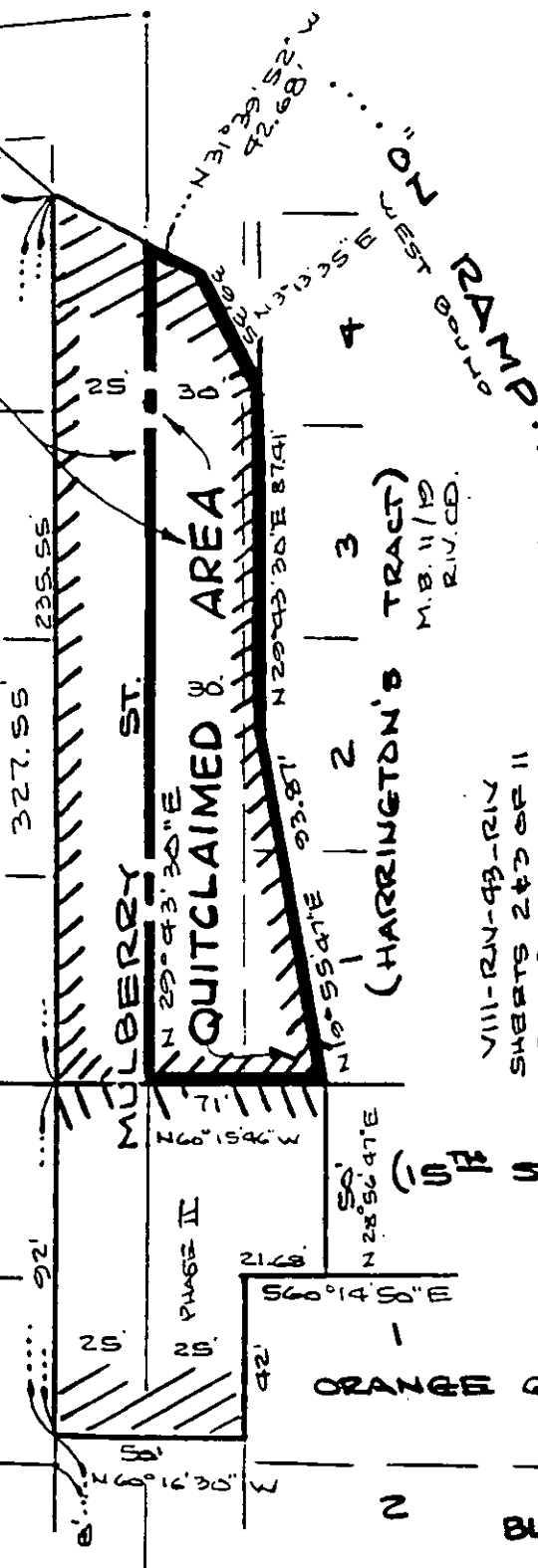
vc005956.qcd

FUTURE D.E.A. SITE

ASSESSOR'S MAP NO. 19

AMB. 1/23
RIV. CO.

PHASE I STREET VACATION



STATE 91 FREEWAY

INDICATES VACATED AREA

• 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	39-4
SCALE: 1" = N/A	DRAWN BY WF DATE 7-22-96	SUBJECT VC-005-956 MULBERRY ST.	
			DK1136