

561274

When recorded mail to:

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

RECEIVED FOR RECORD  
AT 8:00 AM  
DEC 28 1998

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$

FREE RECORDING

This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee. (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: **Tract No. 23664-2**  
**Eagle Crest Court**  
**A.P.N. 243-190-027**

DX- 1189

QUITCLAIM

The CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby  
remit, release, and forever quitclaim to **H & L HAWARDEN GROUP LTD.**, a California Limited  
Partnership , that certain 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 NOV 16 1998

CITY OF RIVERSIDE,  
a municipal corporation

By Dieter P. Wirtzfeld  
Dieter P. Wirtzfeld,  
Utilities Assistant Director / Water

APPROVED AS TO FORM  
Carolyn Confer 11/18/98  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

GENERAL ACKNOWLEDGMENT

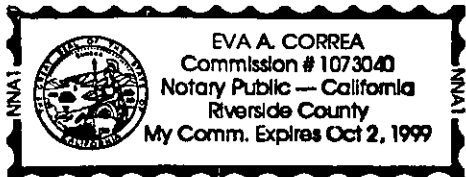
State of California }  
County of Riverside } ss

On November 16, 1998, before me Eva A. Correa \_\_\_\_\_  
(date) (name)

a Notary Public in and for said State, personally appeared

Dieter P. Wirtzfeld \_\_\_\_\_  
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.

Eva A. Correa \_\_\_\_\_

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

- ( ) Guardian/Conservator

- ( ) Individual(s)

- ( ) Trustee(s)

- ( ) Other

- ( ) Partner(s)

- ( ) General

- ( ) Limited

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## EXHIBIT "A"

Those portions of Lots 4 and 6 of Tract No. 23664-2, as shown by map on file in Book 251 of Maps at pages 17, 18 and 19 thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at the most southerly corner of Lot 5 of said Tract No. 23664-2, said corner being a point on a curve, concave to the northwest, having a radius of 282.00 feet, the radial line at said point bears South 44° 21' 28" East, said point also being in the southwesterly line of that certain Easement for waterline facilities and electrical distribution facilities as conveyed to the City of Riverside by deed recorded February 10, 1994 as Instrument No. 59489, Official Records of Riverside County, California;

Thence North 44° 21' 28" West, a distance of 12.00 feet to a point in a non-tangent curve, concave to the northwest, having a radius of 270.00 feet, the radial line at said point bears South 44° 21' 28" East;

Thence easterly along said curve, to the left, through a central angle of 08° 38' 32", an arc distance of 40.73 feet to the end thereof;

Thence North 37° 00' 00" East, a distance of 284.45 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 103.00 feet;

Thence northeasterly along said curve, to the left, through a central angle of 15° 00' 00", an arc distance of 26.97 feet to the end thereof;

Thence North 22° 00' 00" East, a distance of 45.74 feet for the TRUE POINT OF BEGINNING;

Thence continuing North 22° 00' 00" East, a distance of 3.93 feet to the beginning of a tangent curve, concave to the south and west, having a radius of 48.00 feet;

Thence northeasterly, southeasterly and southwesterly along said curve, to the right, through a central angle of 182° 48' 22", an arc distance of 153.15 feet to a point thereon, the radial line from said point bears North 65° 11' 38" West, said point being a point of cusp with a curve, concave to the southerly, having a radius of 48.00 feet, the radial line from said point bears South 42° 27' 29" West;

The last seven (7) courses and distances follow the boundary line of said easement conveyed as aforesaid;

Thence northwesterly along said last mentioned curve, to the left, through a central angle of 81° 43' 43", an arc distance of 68.47 feet to the end thereof;

Thence North 39° 16' 14" West, a distance of 42.28 feet to the true point of beginning.

Containing 4,421 square feet, more or less.

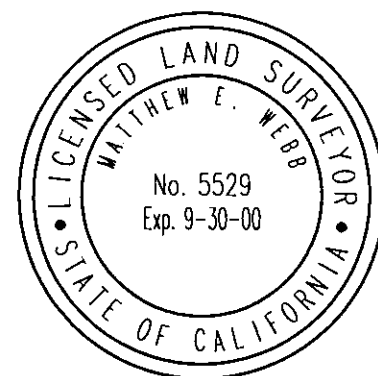
PREPARED UNDER MY SUPERVISION:

*Matthew E. Webb*

Matthew E. Webb, L.S. 5529

*2/2/98*

Date

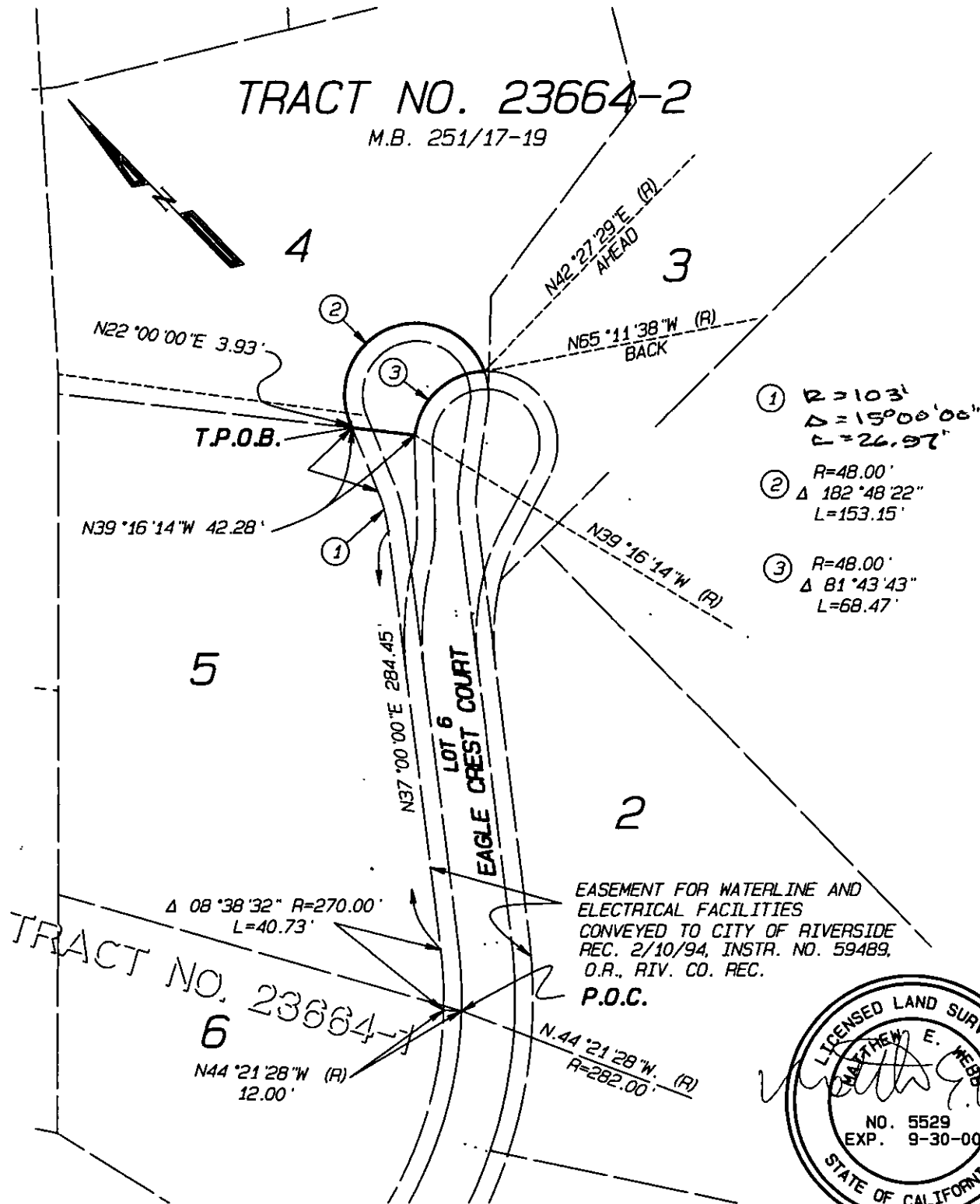


Prepared by: *[Signature]*  
Checked by: *[Signature]*

DESCRIPTION APPROVED *2/18/98*  
*[Signature]*  
SURVEYOR, CITY OF LOS ANGELES by *WE*

TRACT NO. 23664-2

M.B. 251/17-19



**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 96-257

SCALE: 1" = 100'

DRWN BY UVA DATE 11/10/98  
CHKD BY [Signature] DATE 11/16/98

SUBJECT: P.U.E. TO BE QUIT CLAIMED TO LOT 4