

When recorded mail to:

Surveyor's Office
Public Works Department
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2003-274977

04/18/2003 08:00A Fee:19.00

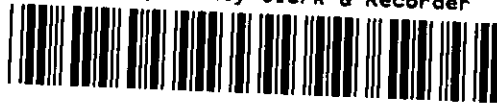
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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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Project: 1180 SPRING STREET

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QUITCLAIM

The CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to **SUNCLIPSE, INC., A CALIFORNIA CORPORATION**, those certain easements located in the City of Riverside, County of Riverside, State of California, as recorded March 23, 1892, in Book 150, Page 347 of San Bernardino County records, and by document recorded July 24, 1913, in Book 378, Page 76 of Deeds, records of said Riverside County, lying within the real property described in Exhibit "A", attached hereto and incorporated herein by this reference.

Dated APRIL 4, 2003

CITY OF RIVERSIDE,
a municipal corporation

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

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney

Attest:

[Signature]
City Clerk

ORIGINAL

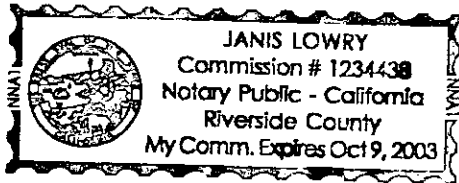
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of RIVERSIDE } ss.

On April 4, 2003 before me, JANIS LOWRY Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Dieter P. Wirtzfeld and Kelly Farmer
Name(s) of Signer(s)

- personally known to me
- 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 of Notary Public

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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here



EXHIBIT "A"

PARCEL A:

PARCEL 1 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON MAP FILED IN BOOK 40, PAGE 13 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

PARCEL 2 OF RECORD OF SURVEY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 40, PAGE 13 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL C:

PARCEL 4 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON A MAP FILED IN BOOK 40, PAGE 13 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL D1:

THAT PORTION OF BLOCK 60 TOGETHER WITH THAT PORTION OF IOWA AVENUE (VACATED) OF EAST RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE CENTERLINE OF SAID IOWA AVENUE, SOUTH 15°21'42" WEST, 30.79 FEET FROM THE NORTHWEST CORNER OF PARCEL 4 AS SHOWN ON A MAP FILED IN BOOK 40, PAGE 13 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY; THENCE SOUTH 49°27'44" WEST, 38.99 FEET; THENCE SOUTH 67°19' 11" WEST, 84.65 FEET; THENCE SOUTH 0°52'30" EAST, 49.88 FEET; THENCE SOUTH 89°07'30" WEST, 50.00 FEET TO A LINE PARALLEL WITH AND EAST 5.00 FEET, MEASURED AT RIGHT ANGLES, FROM THAT PORTION OF THE EASTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE RECORDED MAY 17, 1967, AS INSTRUMENT NO. 42422 OF OFFICIAL RECORDS, DESCRIBED AS BEARING NORTH 0°53'00" WEST, 118.71 FEET; THENCE SOUTH 0°52'30" EAST, 21.80 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE RECORDED AUGUST 18, 1915, IN BOOK 406, PAGE 237 OF DEEDS, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 514.02 FEET, A RADIAL TO SAID BEGINNING BEARS SOUTH 71°10' 42" WEST; THENCE SOUTHEASTERLY 48.72 FEET ON SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 5°25'52" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 565.00 FEET; THENCE SOUTHEASTERLY 62.74 FEET ON LAST SAID CURVE AND SAID EASTERLY LINE

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THROUGH A CENTRAL ANGLE OF 6°21' 45" TO THE WESTERLY LINE OF SAID IOWA AVENUE; THENCE NORTH 15°21'42" EAST, 50.04 FEET ON SAID WESTERLY LINE TO THE NORTHWESTERLY PROLONGATION OF THE NORTHEAST LINE OF THE LAND DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE AND RECORDED SEPTEMBER 25, 1914, IN BOOK 402, PAGE 125 OF DEEDS; THENCE SOUTH 51°42'12" EAST, 54.29 FEET ON SAID PROLONGATION TO SAID CENTERLINE OF IOWA AVENUE; THENCE NORTH 15°21'42" EAST, 227.78 FEET ON SAID CENTERLINE TO THE POINT OF BEGINNING.

SAID IOWA AVENUE WAS VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF SAID RESOLUTION BEING RECORDED AUGUST 12, 1952, AS INSTRUMENT NO. 34429 OF OFFICIAL RECORDS.

PARCEL E:

PARCEL 3 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON A MAP FILED IN BOOK 40, PAGE 13 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

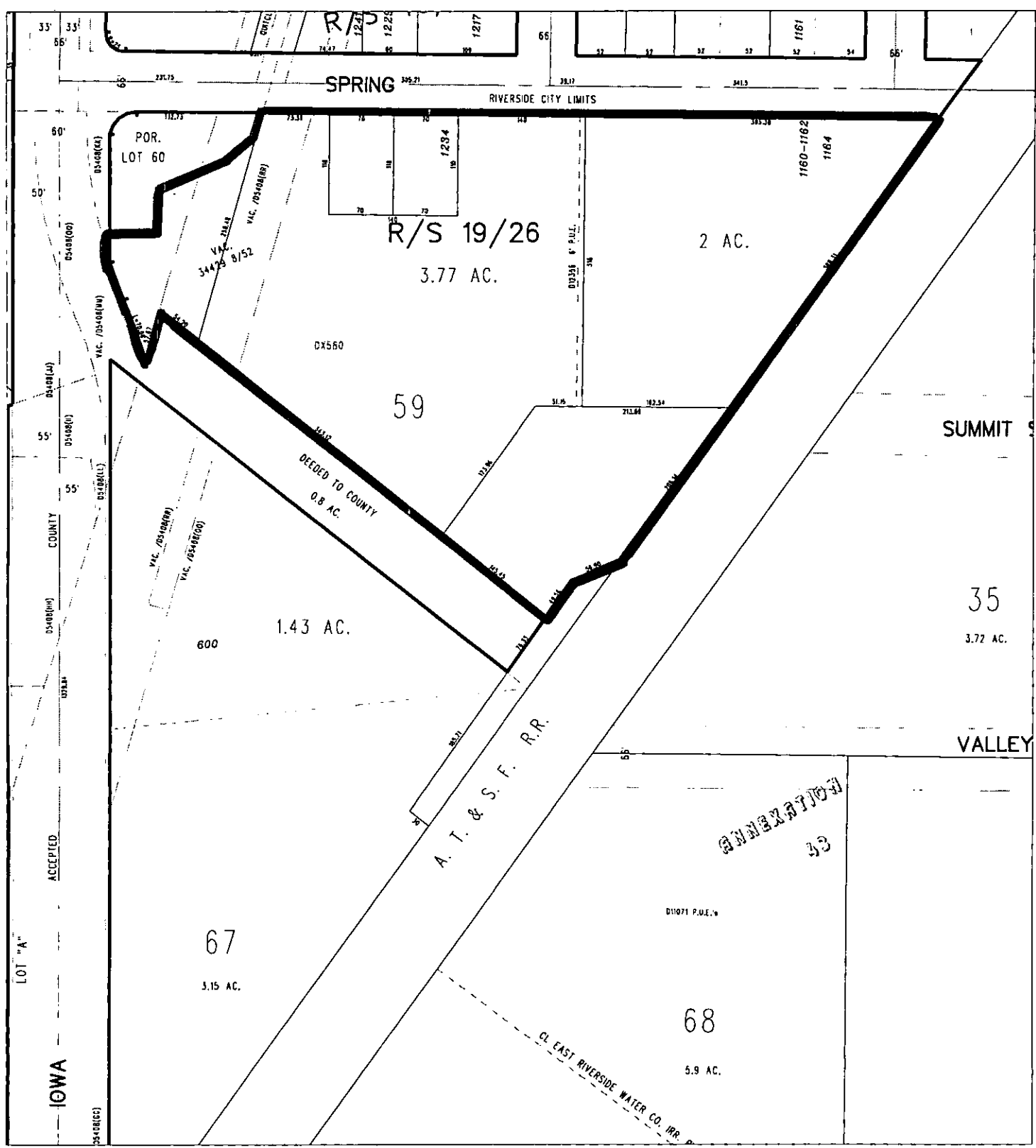
PARCEL F:

THAT PORTION OF BLOCK 59 OF EAST RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 59; THENCE SOUTH 34°02'00" WEST 383.72 FEET ON THE SOUTHEAST LINE OF SAID BLOCK 59; THENCE WEST 166.58 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN DEED TO CHAS. Z. LYNCH, ET AL., RECORDED OCTOBER 25, 1924, IN BOOK 618, PAGE 549 OF DEEDS; THENCE NORTH 311.42 FEET ON SAID EASTERLY LINE TO THE NORTH LINE OF SAID BLOCK 59; THENCE EAST 381.34 FEET ON SAID NORTH LINE TO THE POINT OF BEGINNING.

DESCRIPTION APPROVAL 412103
[Signature]
CITY OF RIVERSIDE by *[Signature]*

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◆ 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.

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Scale: 1" = 105' Drawn by: skn Date: 04/02/03 Subject: SPRING STREET QCD

DX1288