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Project

QUITCLAIM DEED

*10/27/76*  
*WF*

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
the CITY OF RIVERSIDE, a Municipal Corporation, does hereby remise, release,  
and forever quitclaim to SOUTHWEST SAVINGS AND LOAN ASSOCIATION, a  
California corporation,

the real property in the City of Riverside, County of Riverside, State of  
California, described as follows:

**PARCEL 1:** That certain easement for sanitary sewer facilities conveyed to the City of  
Riverside by deed recorded February 9, 1965 as Instrument No. 15372 of Official Records of  
Riverside County, California, said easement is described as follows:

That portion of Lots 15, 16 and Lakeside Avenue (vacated) as shown on Map of Bixmill  
Tract on file in Book 16, pages 28, 29 and 30 of Maps, Riverside County Records, described  
as a strip of land 10.00 feet wide, lying 5.00 feet on each side of the following described  
line:

Commencing at a point in the southwesterly prolongation of the southeasterly line of  
Lot 30 of McClaskey Tract, as shown by map on file in Book 10, pages 36 and 37 of Maps, Records  
of Riverside County, California, which bears South 63°58'22" West (recorded South 63°22'30"  
West) 439.04 feet from the most easterly corner of said Lot 30;

Thence South 38° 05' 52" West, 320.00 feet, more or less, to a point in the centerline  
of said Lakeside Avenue (vacated) and the TRUE POINT OF BEGINNING of this centerline  
description;

Thence continuing South 38° 05' 52" West, 66.34 feet to a point which bears South  
38°05'52" West, 386.34 feet from first said point in the southwesterly prolongation of the  
southeasterly line of said Lot 30 of McClaskey Tract;

Thence South 01° 05' 22" West, 900.8 feet;

Thence South 46° 05' 22" West, 33.6 feet to a point in the easterly line of that parcel  
of land conveyed to the City of Riverside and described as Parcel 2 in deed recorded April 2,  
1962 in Book 3110, page 11 of Official Records, Records of Riverside County, California, and  
the end of this centerline description.

The sidelines of said easement to be lengthened or shortened so as to terminate in the  
centerline of Lakeside Avenue at the northeasterly end of said easement and in the easterly  
line of said Parcel 2 at the southwesterly end of said easement.

The basis of bearings of the above description is the California State Coordinate  
System, Lambert Grid, Zone 6.

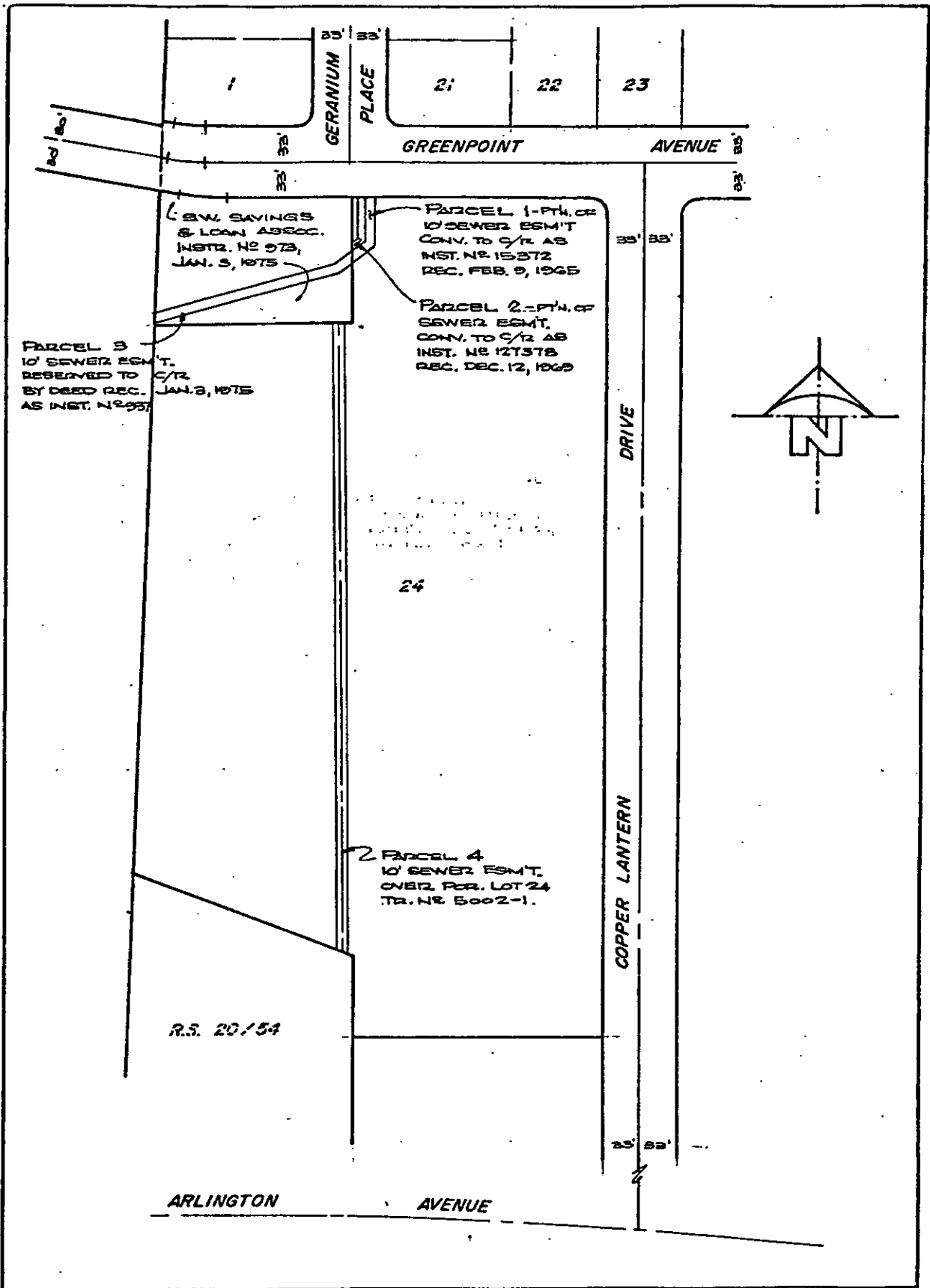
**PARCEL 2:** That certain easement for sanitary sewer facilities conveyed to the City of  
Riverside by deed recorded December 12, 1969 as Instrument No. 127378 of Official Records  
of Riverside County, California, said easement is described as follows:

That portion of Lots 15, 16, "J" (Carlton Avenue vacated) and "O" (Lakeside Avenue  
vacated) of Bixmill Tract, as shown by map on file in Book 16, pages 28 through 30,  
inclusive, of Maps, Records of Riverside County, California, described as follows:

Commencing at a point in the southwesterly prolongation of the southeasterly line of  
Lot 30 of McClaskey Tract, as shown by map on file in Book 10, pages 36 and 37 of Maps,  
records of said County, distant along said line South 63° 58' 22" West (recorded South  
63° 22' 30" West), 450.50 feet from the most easterly corner of said lot; said point also  
being the northwest corner of that certain easement conveyed to the City of Riverside by  
deed recorded February 19, 1965 as Instrument No. 19869, Official Records of said County;

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PARCEL 3 -  
10' SEWER ESM'T.  
RESERVED TO C/R  
BY DEED REC. JAN. 3, 1975  
AS INST. NO. 9337

PARCEL 1 - PTN. OF  
10' SEWER ESM'T  
CONV. TO C/R AS  
INST. NO. 15372  
REC. FEB. 9, 1965

PARCEL 2 - PTN. OF  
SEWER ESM'T.  
CONV. TO C/R AS  
INST. NO. 12737B  
REC. DEC. 12, 1969

2 PARCEL 4  
10' SEWER ESM'T.  
OVER PER. LOT 24  
TR. NO. 5002-1.

R.S. 20/54

• 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

TC-193

SCALE: 1" = 100'

DRAWN BY V.S. DATE 6/21/76

SUBJECT TRACT NO. TC-22-1

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