

When recorded mail to:

Woodhaven Developers, Inc.
6767 Airport Drive
Riverside, CA

221901

RECORDED FOR RECORD
12 10 1977
AT 10:00 AM
BY CLERK OF COUNTY CLERK
COUNTY OF RIVERSIDE
BOOK 1577 PAGE 100
W. W. Dwyer
Clerk

Nov. 10, 1977

FOR THE CLERK'S OFFICE USE ONLY

Project Tract No. 8888
California Avenue &
Jackson Street

QUITCLAIM DEED

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 WOODHAVEN DEVELOPERS, INC., a California
corporation

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50%

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

All those portions of those certain drainage easement, 60 feet in width,
conveyed to the City of Riverside by deed recorded April 10, 1975 as Instrument
No. 705, in Book 567 of Deeds, at page 50 thereof, County of Riverside County,
California, located in lots 10 and 15 in Block 9 of the Land of the Riverside Land
& Irrigating Company, as shown by map on 411 of Book 19 of Maps, at page 90 thereof,
Records of San Bernardino County, California, together with the following described
parcel:

Beginning, at the most southerly corner of said lot 9;

Thence South 57° 46' 13" East, along the southeasterly line of said lot 9,
a distance of 115.92 feet to the east southerly corner of Tract No. 5199-1, as
shown by map on 411 of Book 19 of Maps, at pages 91 through 95 inclusive thereof,
Records of Riverside County, California;

Thence South 35° 13' 46" West, a distance of 255.00 feet;

Thence South 57° 46' 13" East, a distance of 160.00 feet to a point in
the easterly line of Tract No. 8888-1, as shown by map on 411 of Book 19 of Maps,
at pages 91 and 92 thereof, Records of Riverside County, California;

The last two courses and distance follow the boundary line of said Tract
No. 5199-1;

Thence South 35° 13' 46" East, a distance of 30.00 feet;

Thence South 57° 46' 13" East, a distance of 115.92 feet;

Thence South 28° 02' 18" West, a distance of 115.92 feet;

Thence South 57° 46' 13" East, a distance of 115.92 feet to the
easterly line of Tract No. 5199-1, as shown by map on 411 of Book 19 of Maps,
at pages 91 and 92 thereof, Records of Riverside County, California;

The last two courses and distance follow the boundary line of said
Tract No. 5199-1;

Thence South 35° 13' 46" East, a distance of 30.00 feet;

Thence South 57° 46' 13" East, a distance of 115.92 feet to a point in
the easterly line of Tract No. 8888-1, as shown by map on 411 of Book 19 of Maps,
at pages 91 and 92 thereof, Records of Riverside County, California;

The last two courses and distance follow the boundary line of said
Tract No. 8888-1;

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Thence South $36^{\circ} 12' 20''$ East, a distance of 27.00 feet to the west easterly corner of said Tract No. 5140-3, said point being in the southeasterly line of said lot 15;

The last four courses and distances follow the boundary line of said Tract No. 5140-3;

Thence North $57^{\circ} 47' 40''$ East along said southeasterly line, a distance of 25.12 feet to the most easterly corner of said lot 15;

Thence North $35^{\circ} 15' 54''$ West along the northeasterly line of said lot 15, a distance of 4.00 feet to the most easterly corner of that certain parcel of land conveyed to the Riverside County Flood Control and Water Conservation District as Parcel 1150-12A by deed recorded November 11, 1975 as Instrument No. 14147 of Official Records of Riverside County, California;

Thence South $57^{\circ} 47' 40''$ West, a distance of 10.91 feet;

Thence North $22^{\circ} 55' 52''$ West, a distance of 11.83 feet to a point in a tangent curve, concave to the east, having a radius of 167.00 feet, the radial line at said point bears South $57^{\circ} 47' 40''$ West;

Thence Northerly along said curve, to the right, through a central angle of $29^{\circ} 41' 23''$, an arc distance of 86.53 feet to a point of reverse curvature with a curve concave to the west, having a radius of 111.00 feet, the radial line at said point bears North $35^{\circ} 29' 03''$ East;

Thence Northerly along said last mentioned curve, to the left, through a central angle of $06^{\circ} 01' 23''$, an arc distance of 23.55 feet to the most northerly corner of the parcel conveyed to the Riverside County Flood Control and Water Conservation District as aforesaid, said point being in the northeasterly line of said lot 15, the radial line at said point bears North $31^{\circ} 2' 40''$ East.

The last four courses and distances follow the boundary line of the parcel conveyed to the Riverside County Flood Control and Water Conservation District as aforesaid;

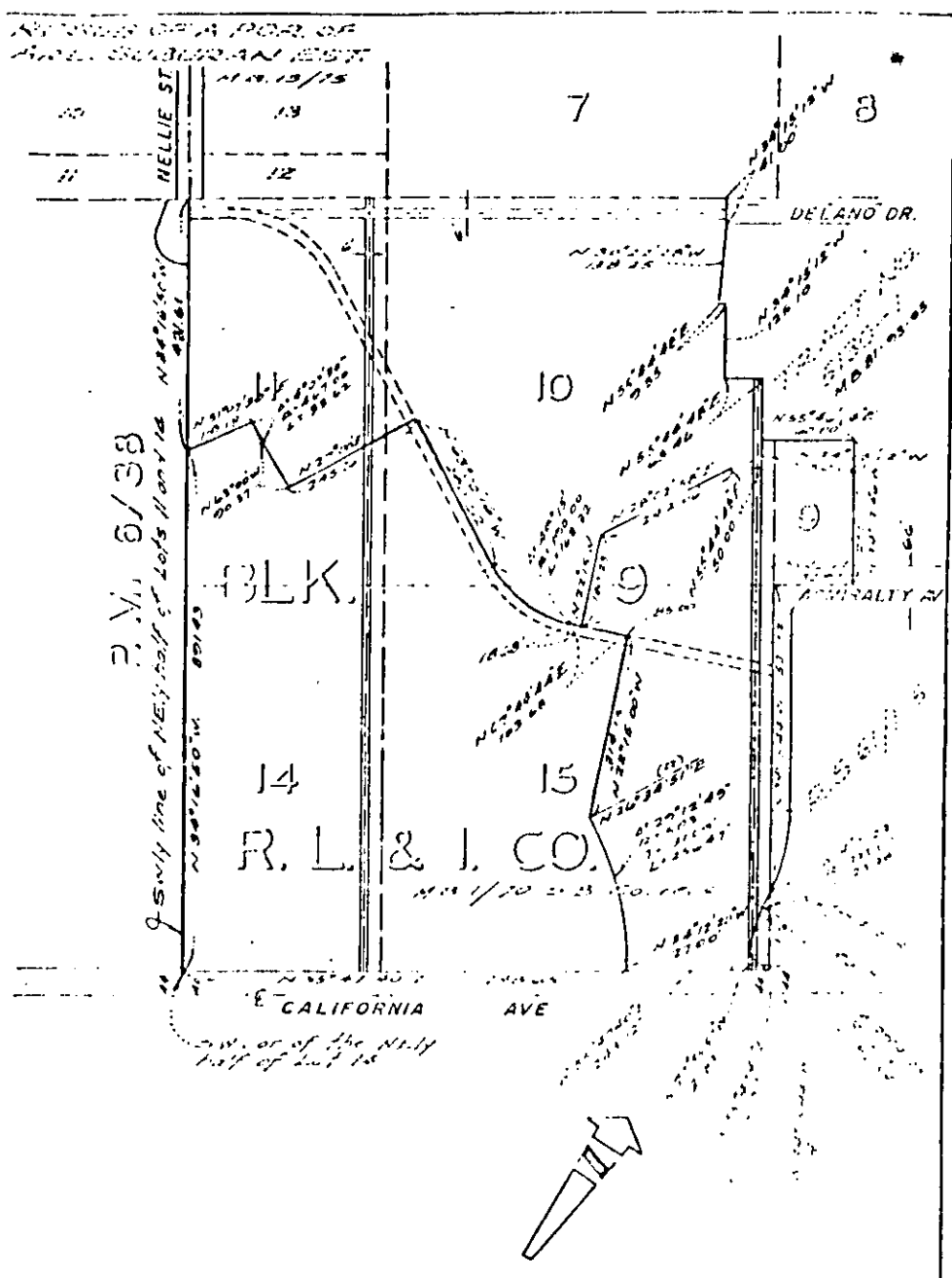
Thence North $35^{\circ} 15' 54''$ West along said northeasterly line, a distance of 4.00 feet to the point of beginning.

WITNESSED my hand and the seal of said County this 11th day of November, 1977.

Nov. 10, 1927

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P. V. 6/38
 S.W. 1/4 line of NE 1/4 of Lot 14
 N 1/2 of Lot 10
 S 1/2 of Lot 11
 S 1/4 of the NE 1/4 of Lot 14

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT HAS BEEN FILED FOR RECORD IN THE PUBLIC RECORDS OF THE CITY OF RIVERSIDE, CALIFORNIA, ON THIS 10th DAY OF NOVEMBER, 1927, AT 10:30 A.M. IN BOOK NO. 1224901, PAGE 121.