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JAN 10 1977

SECURITY TITLE INSURANCE CO.
An Equal Opportunity Lender
Equal Housing Lender
Approved in Orange County,
of Riverside County, California

W.H. Doyle

Jan. 10, 1977

See

4133

DOCUMENTARY TRANSFER TAX
None

Signature
CITY OF RIVERSIDE

FOR RECORDER'S USE ONLY

QUITCLAIM DEED

APPROVED AS TO FORM

W.H. Doyle

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 SECURITY PACIFIC NATIONAL BANK, formerly known as Security First National Bank, a National Banking Association, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

All those portions of the northwesterly one-half of BIXLER AVENUE (formerly Sierra Avenue), of the Lands of the Riverside Land & Irrigating Company, as shown by map on file in Book 1 of Maps, at page 70 thereof, records of San Bernardino County, California, described as follows:

PARCEL I

The southeasterly 10.00 feet of Parcel 2 as shown by map on file in Book 4 of Parcel Maps, at page 24 thereof, records of Riverside County, California; said southeasterly 10.00 feet being measured at right angles northwesterly from the southeasterly line of said Parcel 2.

PARCEL II

The southeasterly 10.00 feet of Parcel 3 as shown by map on file in Book 4 of Parcel Maps, at page 24 thereof, records of Riverside County, California; said southeasterly 10.00 feet being measured at right angles northwesterly from the southeasterly line of said Parcel 3.

EXCEPTING therefrom the following described parcel of land:

All that portion of Block 1 and that portion of Bixler Avenue (Sierra Avenue) of the Lands of the Riverside Land & Irrigating Company, as shown by map on file in Book 1 of Maps, at page 70 thereof, Records of San Bernardino County, California, more particularly described as follows:

Commencing at the northeast corner of Parcel 1, as shown by map on file in Book 4 of Parcel Maps, at page 24 thereof, Records of Riverside County, California;

Thence North 89° 33' 20" East along the north line of Parcel 3 of said Parcel Map, a distance of 562.82 feet to the TRUE POINT OF BEGINNING; said point being the beginning of a tangent curve, concave to the southwest, having a radius of 12.00 feet;

Thence southeasterly along said curve, to the right, through a central angle of 90° 00' 00", an arc distance of 18.85 feet to the end thereof;

Thence South 00° 26' 40" East, a distance of 235.03 feet to a point in the southeasterly line of said Parcel 3, distant thereon North 55° 40' 25" East, a distance of 419.77 feet from the most southerly corner of said Parcel 3;

Thence North 55° 40' 25" East along said southeasterly line, a distance of 79.50 feet;

Thence North 00° 26' 40" West, a distance of 190.71 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 12.00 feet;

Thence northeasterly along said curve, to the right, through a central angle of 90° 00' 00", an arc distance of 18.85 feet to a point of cusp, said point being in the north line of said Parcel 3;

Thence South 89° 33' 20" West along said north line, a distance of 90.00 feet to the TRUE POINT OF BEGINNING.

DELEGATION APPROVAL
By [Signature] 1/17/72

Ack. O.k.

CITY OF RIVERSIDE, a municipal corporation

Dated December 12, 1972

By [Signature] Mayor

Attest [Signature] City Clerk

CL 304-448-A (Rev. 11/72)

Jan. 18, 1973

300

4133

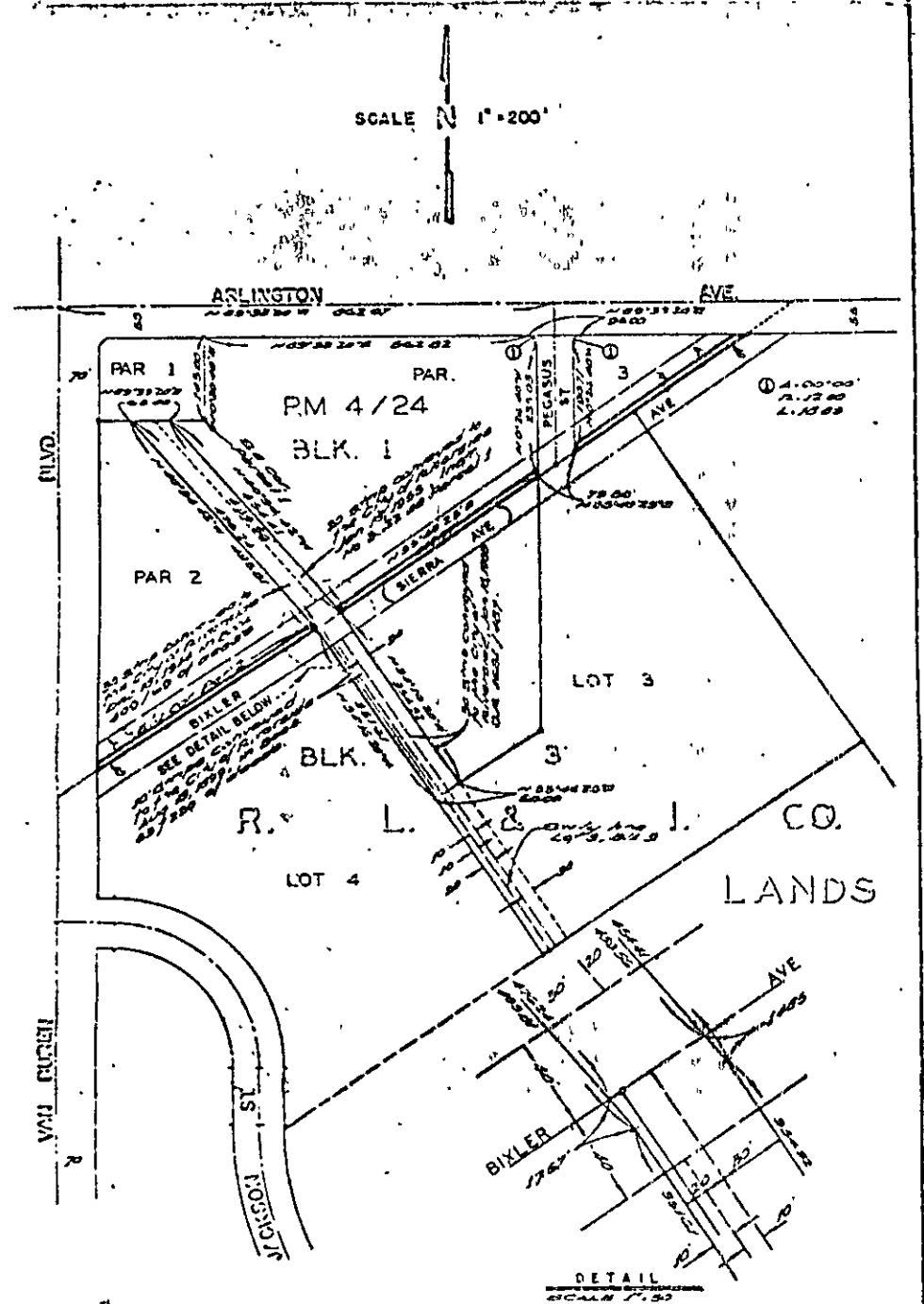
649

SCALE 1" = 200'

Jan. 10, 1973

Sec

4133



CITY OF RIVERSIDE, CALIFORNIA

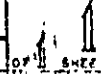
PLAT OF PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT

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 thereof.

NO. 72-250

FILE 2546.0

SHEET



SCALE 1" = 200' DRAWN 9-15-72 BY RM SUBJECT PARCEL MAPS 113 & 112