

When recorded mail to:

Lakeridge Associates
3139 MacArthur Blvd., Suite 113
Newport Beach, CA. 92660

RECORDED

BOOK _____ PAGE _____

OFFICIAL RECORDS, RIV. CO.

INSTRUMENT NO. 27771

2-17-82

For Recorder's Office Use Only

Project: P.M. No. 17160

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 LAKERIDGE ASSOCIATES, a California limited partnership, the real property in the County of Riverside, State of California, described as follows:

Those parcels lying within Sections 22, 23, and 27, Township 3 South, Range 6 West, San Bernardino Base and Meridian, as shown by Sectionalized Survey of the Rancho El Sobrante de San Jacinto, as shown by map on file in Book 7 of Maps, at page 10 thereof, Records of San Bernardino County, California, more particularly described as follows:

PARCEL 1:

Commencing at the intersection of the centerline of Pierce Street and the centerline of Indiana Avenue, as shown by Parcel Map No. 16200, on file in Book 84 of Parcel Maps, at pages 23 and 24 thereof, Records of Riverside County, California;

Thence North 33° 39' 00" West along the centerline of Pierce Street, a distance of 50.62 feet;

Thence South 56° 21' 00" West, a distance of 40.00 feet to the most easterly point of Lot 1 of the Combination Tract, as shown by map recorded in Book 7 of Maps, at page 14 thereof, Records of Riverside County, California;

Thence South 06° 50' 00" East, a distance of 470.50 feet;

Thence South 04° 26' 00" West, a distance of 301.90 feet;

Thence South 13° 17' 00" East, a distance of 15.75 feet;

Thence South 76° 49' 00" East, a distance of 150.91 feet;

Thence North 35° 06' 00" East, a distance of 1037.61 feet;

Thence North 63° 29' 00" West, a distance of 141.59 feet to the TRUE POINT OF

BEGINNING;

Thence South 69° 17' 00" West, a distance of 172.76 feet to a point hereinafter referred to as Point "A";

Thence North 42° 59' 15" East, a distance of 82.29 feet to a pipe;

Thence North 65° 57' 10" East, a distance of 46.86 feet to a pipe;

Thence South 88° 46' 50" East, a distance of 27.43 feet to a pipe;

Thence South 63° 29' 00" East, a distance of 39.40 feet to the true point of beginning.

PARCEL 2:

Commencing at Point "A" referred to hereinabove;

Thence South 69° 17' 00" West, a distance of 159.17 feet to the TRUE POINT OF BEGINNING;

Thence continuing along last said course South 69° 17' 00" West, a distance of 447.66 feet to a point hereinafter referred to as Point "B";

Thence North 57° 12' 35" East, a distance of 267.16 feet to a pipe;

Thence North 68° 55' 30" East, a distance of 26.37 feet to a pipe;

Thence North 79° 48' 20" East, a distance of 26.37 feet to a pipe;

Thence South 89° 48' 35" East, a distance of 143.57 feet to the true point of beginning.

PARCEL 3:

Commencing at Point "B" referred to hereinabove;

Thence South 69° 17' 00" West, a distance of 218.33 feet;

Thence South 71° 42' 00" West, a distance of 384.78 feet;

Thence South 82° 34' 00" West, a distance of 269.28 feet;

Thence South 68° 44' 00" West, a distance of 285.85 feet to the TRUE POINT OF BEGINNING;

GRANTOR'S COPY

Thence continuing along last said course South 68° 00' 00" West, a distance of 38.85 feet;

Thence South 29° 00' 00" West, a distance of 206.26 feet to a point hereinafter referred to as Point "C", which lies in the northeasterly boundary of the land conveyed to C. F. Heaston Investments, by deed recorded on February 26, 1965 as Instrument No. 21803, Records of Riverside County, California;

- Thence North 33° 39' 00" West, a distance of 22.88 feet to a pipe;
- Thence North 23° 59' 55" East, a distance of 109.80 feet to a pipe;
- Thence North 26° 37' 10" East, a distance of 66.06 feet to a pipe;
- Thence North 50° 08' 25" East, a distance of 31.65 feet to a pipe;
- Thence North 89° 16' 35" East, a distance of 31.65 feet to a pipe;
- Thence South 75° 11' 40" East, a distance of 20.52 feet to the true point of beginning.

PARCEL 4:

Commencing at Point "C" referred to hereinabove;

Thence South 33° 39' 00" East, a distance of 540.06 feet to the most easterly corner of said land conveyed to C. F. Heaston Investments;

Thence South 56° 08' 00" West, a distance of 486.20 feet to the most southerly corner of said land;

- Thence North 33° 39' 00" West, a distance of 445.02 feet;
- Thence South 49° 09' 00" West, a distance of 162.98 feet;
- Thence North 60° 28' 00" West, a distance of 149.16 feet;
- Thence South 85° 35' 00" West, a distance of 134.64 feet;
- Thence South 48° 41' 00" West, a distance of 139.92 feet;
- Thence South 08° 00' 00" East, a distance of 7.52 feet to the TRUE POINT OF BEGINNING;

Thence continuing along last said course South 08° 00' 00" East, a distance of 327.76 feet;

- Thence South 33° 41' 00" West, a distance of 488.40 feet;
- Thence South 54° 12' 00" West, a distance of 43.00 feet;
- Thence North 34° 17' 15" East, a distance of 446.56 feet to a pipe;
- Thence North 15° 09' 25" East, a distance of 36.97 feet to a pipe;
- Thence North 09° 25' 35" West, a distance of 241.67 feet to a pipe;
- Thence North 07° 08' 40" East, a distance of 72.98 feet to a pipe;
- Thence North 35° 52' 00" East, a distance of 50.19 feet to the true point of beginning.

Each pipe referred to hereinabove is a 1" iron pipe tagged R.C.E. 9876.

The sole purpose of this document is to establish a common boundary between the Riverside Water Company's Canal and the parcels lying north and south of the above described parcels.

DESCRIPTION APPROVAL
by *George R. Hutchins* by *AS*
Subscribed

CITY OF RIVERSIDE, a Municipal Corporation

Dated _____ 19 _____

By _____ Mayor

Attest _____ City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

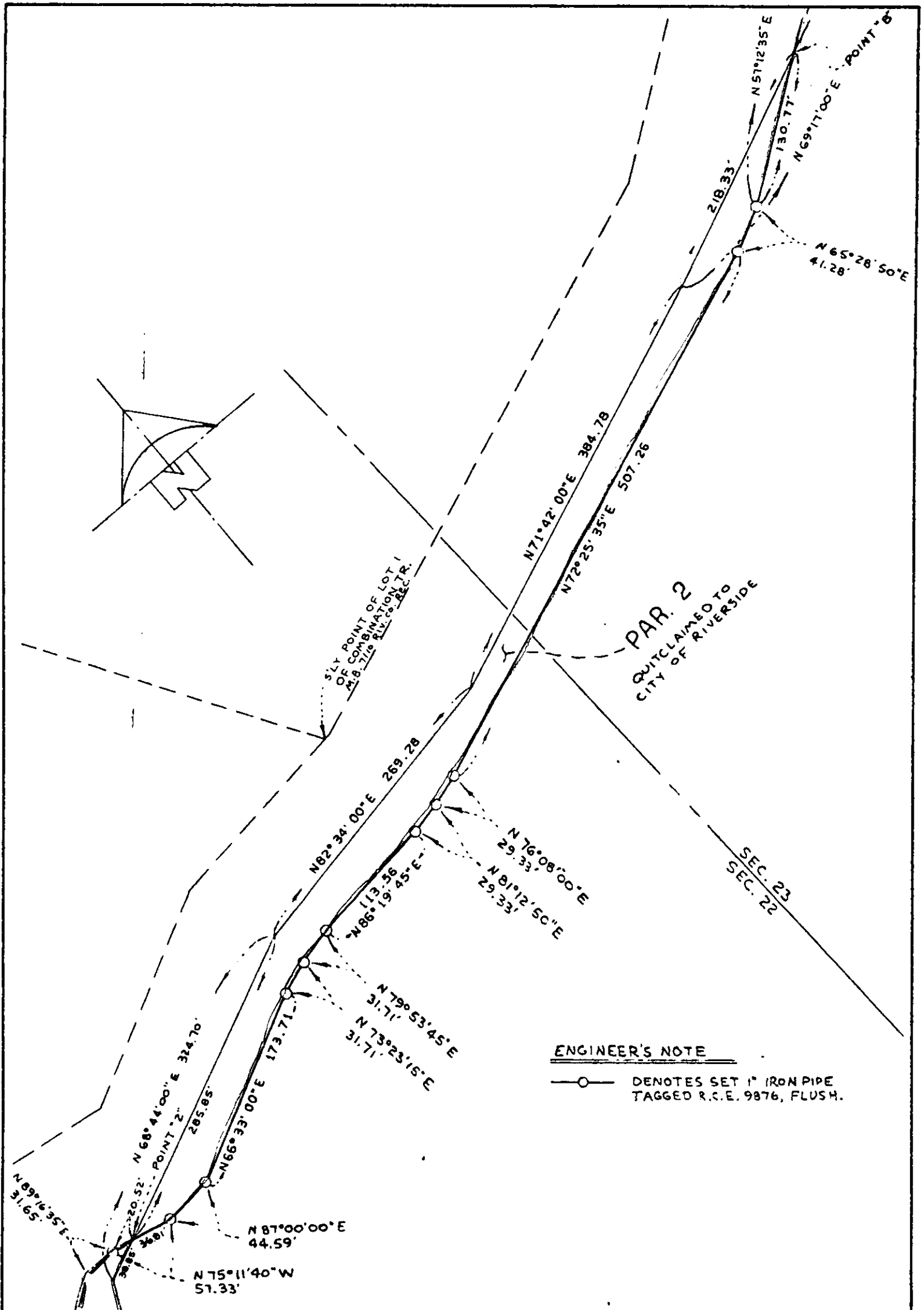
On this _____ day of _____ 19 _____, before me a Notary Public in and for said County and State, personally appeared _____, Mayor, and _____, City Clerk of the City of Riverside, California, the municipal corporation described in and which executed the within instrument, and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

Notary Public in and for the County of Riverside, State of California.

GRANTOR'S COPY

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PAR. 2
QUITCLAIMED TO
CITY OF RIVERSIDE

SEC. 23
SEC. 22

ENGINEER'S NOTE

○ — DENOTES SET 1" IRON PIPE
TAGGED R.S.E. 9876, FLUSH.

• 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.

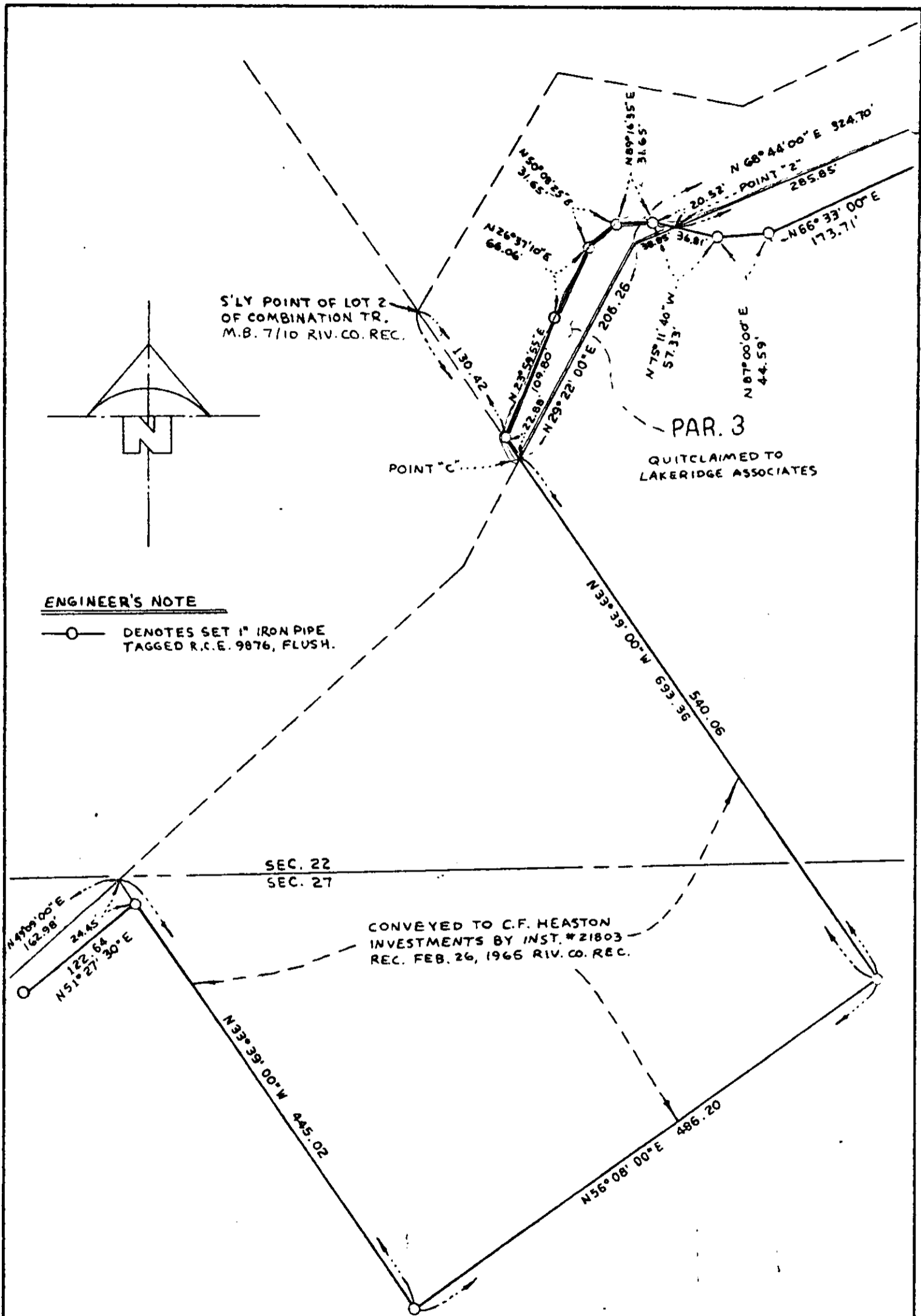
SHEET 2 OF 5

SCALE: 1" = 100'

DRAWN BY MW DATE 2 / 1 / 82

SUBJECT QUITCLAIM DEEDS, PARCEL MAP 17160

677



ENGINEER'S NOTE

○ DENOTES SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH.

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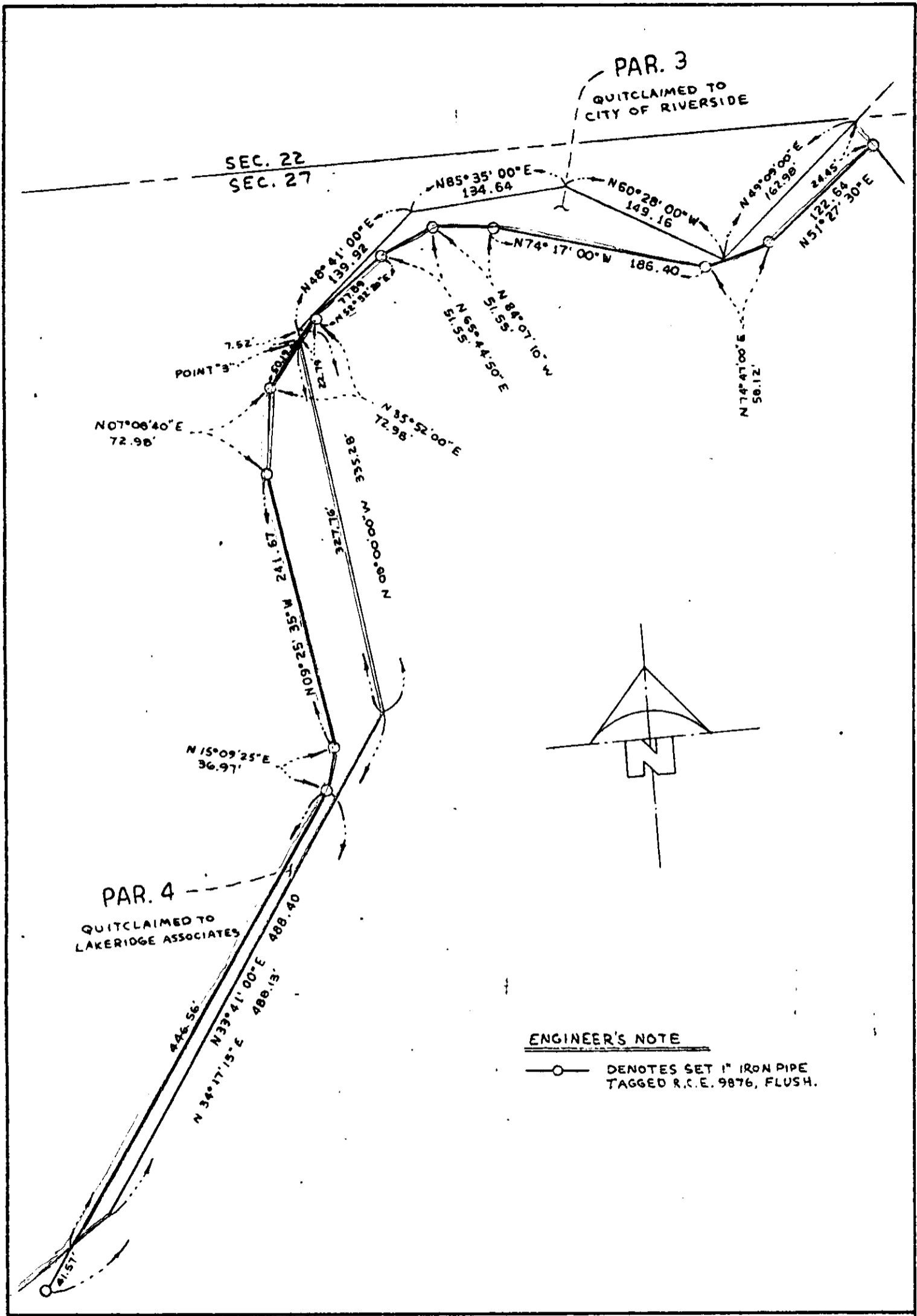
SHEET 3 OF 5

SCALE: 1" = 100'

DRAWN BY MW DATE 2 / 1 / 82

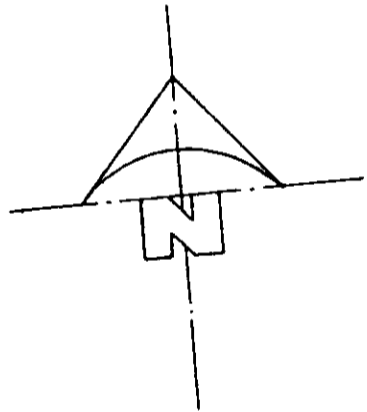
SUBJECT QUITCLAIM DEEDS, PARCEL MAP 17160

614



PAR. 4
QUITCLAIMED TO
LAKERIDGE ASSOCIATES

PAR. 3
QUITCLAIMED TO
CITY OF RIVERSIDE



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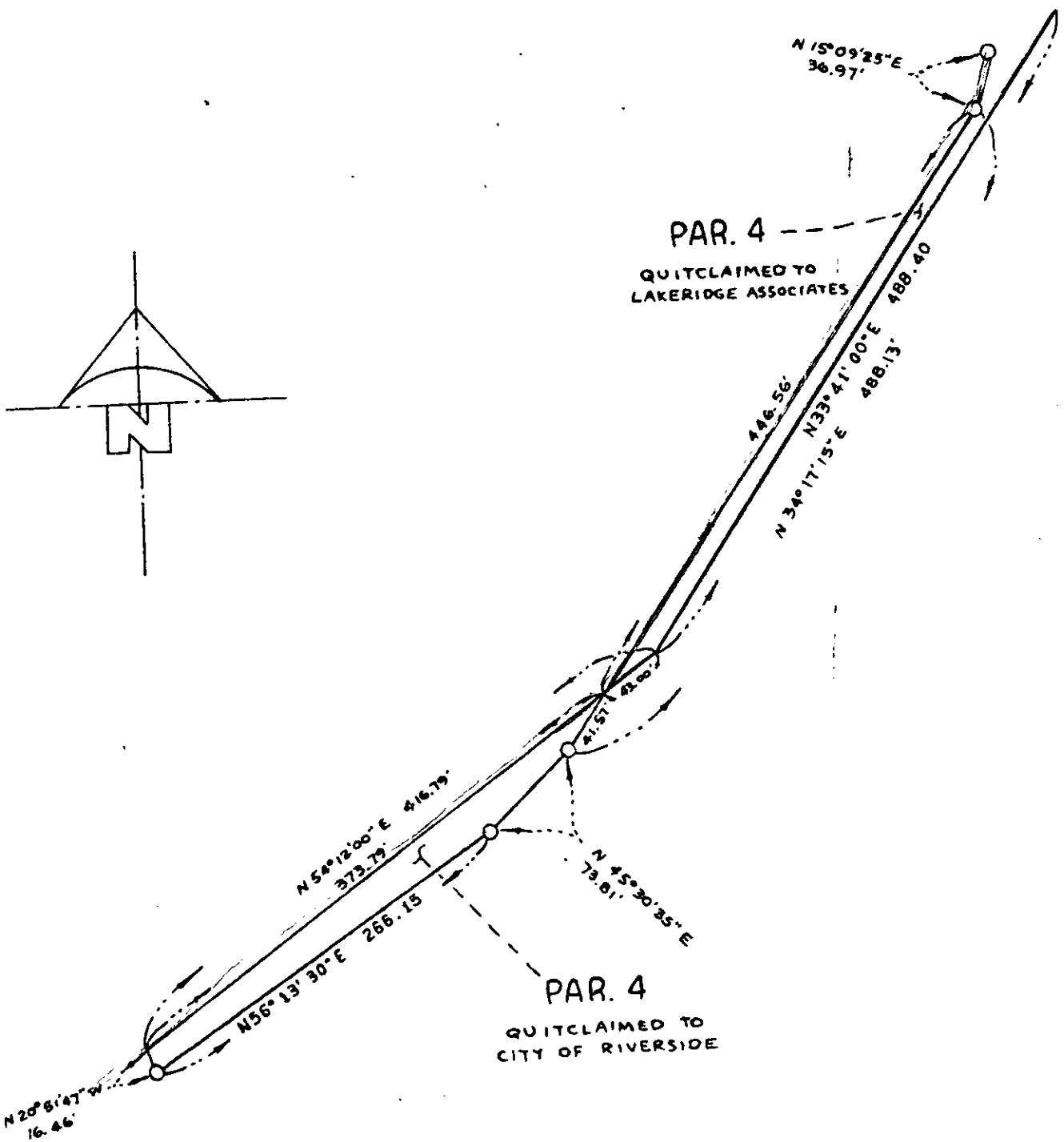
SHEET 4 OF 5

SCALE: 1" = 100'

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SUBJECT QUITCLAIM DEEDS, PARCEL MAP 17160

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SHEET 5 OF 5

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SUBJECT QUITCLAIM DEEDS, PARCEL MAP 17160