

When recorded mail to:

RECORDED 12/20/1988  
INST: UMEN NO. 88-103876  
OFFICIAL RECORDS, RIV. CO.  
S. B.

FOR RECORDER'S OFFICE USE ONLY

Project: 12210 Michigan  
Grand Terrace City

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, does hereby remise, release, and forever quitclaim to G. T. INVESTMENT GROUP, a California general partnership the real property in the City of Grand Terrace, County of San Bernardino, State of California, described as follows:

Those certain easements located in that portion of Lot 12, Section 5, Township 2 South, Range 4 West, San Bernardino Meridian, in the County of San Bernardino, State of California, according to map showing Lands of the East Riverside Land Company, lying north of a line drawn parallel to the north line of said Lot 12, and a distance of 203.77 feet south of said north line, as per plat recorded in Book 6 of Maps, Page 44, records of said County;

EXCEPTING THEREFROM the easterly 11 feet conveyed to the City of Grand Terrace by deed recorded October 5, 1981, Instrument No. 81-219996, Official Records of said County.

The following easements recorded November 12, 1924, in Book 874 of Deeds, Page 244, et seq., records of said San Bernardino County, more particularly described as follow:

1. The right of way for telephone and power line 15-1/2 feet south of and parallel to the north line of said Lot 12.
2. Right of way for a 14-inch pipe line with the right of entry upon said Lot 12 for the purpose of lying, repairing and reviewing said pipe line, said right of way being more particularly described as follows:

COMMENCING at the northwest corner of said Lot 12; thence south along the west line of said Lot 12, 146.95 feet to the point of beginning of said right of way line; thence deflecting to the left 66° 39' a distance of 267.73 feet; thence on the arc of a 700.00 radius curve to the right 313.78 feet (whose chord deflects 12° 50-1/2', a distance of 311.16 feet); thence on a tangent to said curve 288.78 feet to a point on the center line of Michigan Avenue, which is twelve (12) feet north of the center line of De Berry Street.

The City exclusively reserves to itself all water rights of any nature whatsoever to the right of way granted, provided that the City shall have no right of surface entry with the respect to such water rights.

Dated \_\_\_\_\_ 19 \_\_\_\_\_

CITY OF RIVERSIDE,  
a municipal corporation

By \_\_\_\_\_

Mayor

Attest \_\_\_\_\_

City Clerk

DESCRIPTION APPROVAL 12/1/88  
George P. Hutchinson by [Signature]  
SURVEYOR, CITY OF RIVERSIDE



STATE OF CALIFORNIA) ss.  
COUNTY OF RIVERSIDE)

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, before me,  
\_\_\_\_\_ a Notary Public in  
and for said County and State, personally appeared \_\_\_\_\_

\_\_\_\_\_ personally known to me to  
be the persons who executed this instrument as Mayor and City Clerk of the City  
of Riverside, a municipal corporation, and acknowledged to me that the municipal  
corporation executed the same.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public in and for said State

0008u/m - 0282u/k

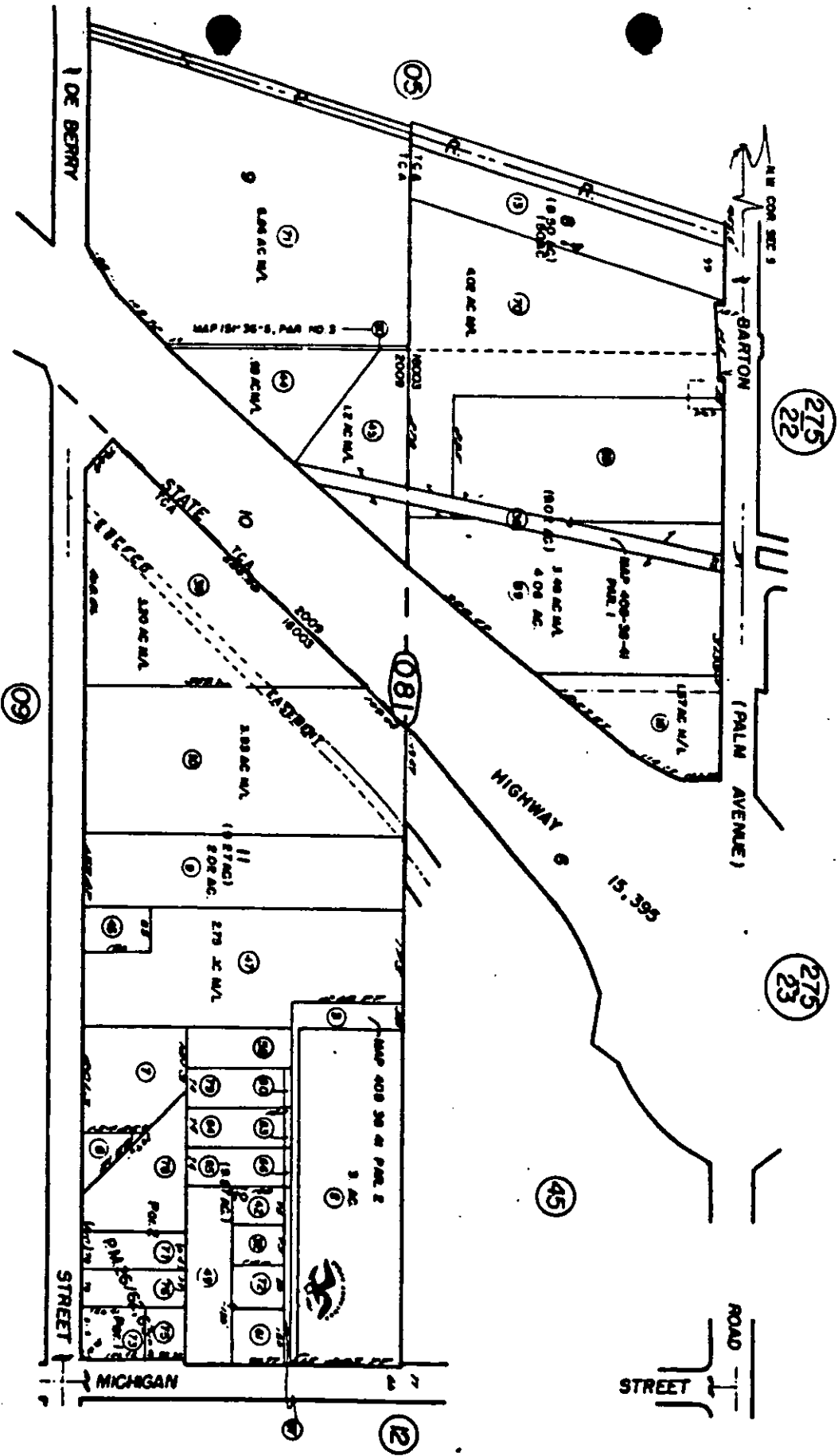
CONFIDENTIAL

[277]

**Port East Riverside Land Co**  
**MB 6444**

City of Cotton  
 Grand Terrace City  
 Tax Code Area  
 16003,2009

**277-03**



Parcel Map No. 2970, P.M. 26/62, 63

Note-Assessor's Block & Lot  
 Numbers Shown in Circles.

Assessor's Map  
 Book 277 Page 08  
 San Bernardino County

REVISED	2/1/75	Map
	5/2/75	1.0
	11/23/75	6.0
	1-8-78	5.0

**First American Title Company of San Bernardino**  
 THIS IS NOT A SURVEY OF THE LAND BUT IS COMPILED FOR INFORMATION  
 ONLY FROM DATA SHOWN BY OFFICIAL RECORDS