

154718

When recorded mail to:

City of Riverside  
Property Services  
3900 Main Street  
Riverside, CA 92522

RECEIVED FOR RECORD  
Min. Post 2 o'clock

APR 27 1990  
Recorded in Official Records  
of Riverside County, California  
W. J. ...  
Recorder

Please record for the benefit of the City of  
Riverside  
*[Signature]*  
Property Services Manager

FOR RECORDER'S OFFICE USE ONLY

Project: C-27-856

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 U.S.A.-FAIRFIELD REALTY FUND LIMITED, a California limited partnership the real property in the City of Riverside, County of Riverside, State of California, described as follows:

See EXHIBIT "A" attached.

Dated April 25, 19 90

APPROVED AS TO FORM  
*[Signature]*  
CHIEF ASSISTANT CITY ATTORNEY

CITY OF RIVERSIDE,  
a municipal corporation  
By *[Signature]*  
Mayor

Attest *[Signature]*  
City Clerk

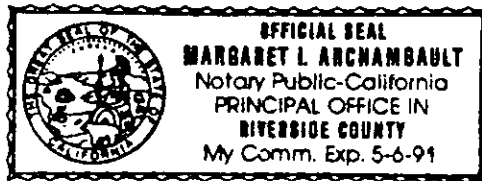
STATE OF CALIFORNIA) ss.  
COUNTY OF RIVERSIDE)

On this 25th day of April, in the year 1990, before me,  
Margaret I. Archambault a Notary Public in  
and for said County and State, personally appeared Terry Frizzel and  
Alice A. Hare 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.

Margaret I. Archambault  
Notary Public in and for said State

0886u/b



## EXHIBIT "A"

That portion of that certain right-of-way for construction and maintenance of irrigation and domestic water facilities, as conveyed to Riverside Canal Company and Riverside Water Company by deeds recorded April 26, 1882, in Book 28, Page 635 and August 14, 1885, in Book 42, Pages 294 and 296, respectively, both of Deeds, records of San Bernardino County, California, and,

That portion of that certain easement for drainage pipe lines, as conveyed to the City of Riverside by document recorded March 31, 1925, in Book 544, Page 394 of Deeds, records of Riverside County, California, and,

That portion of that certain perpetual easement in favor of the public for utility purposes, as shown in Declaration of Dedication recorded July 21, 1949, in Book 1096, Page 11 of Official Records of said Riverside County, and,

That portion of that certain easement for drainage purposes, as offered for dedication by Record of Survey on file in Book 15, Page 29 of Record of Surveys, records of said Riverside County, and,

That portion of that certain easement for public road purposes, as offered for dedication by Record of Survey on file in Book 15, Page 29 of Record of Surveys, records of said Riverside County, and,

That portion of that easement for drainage purposes, as offered for dedication by Record of Survey on file in Book 34, Page 54 of Record of Surveys, records of said Riverside County, and,

That portion of that certain easement for public utilities, as offered for dedication by Record of Survey on file in Book 34, Page 54 of Record of Surveys, records of said Riverside County, and,

That portion of that certain easement for electric lines and cables, as conveyed to the City of Riverside by document recorded July 24, 1961, as Instrument No. 63066 of Official Records of said Riverside County,

All of which are located within that portion of Lots 13 and 14 in Block 7 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at the most southerly corner of said Lot 13;

THENCE northwesterly along the southwesterly line of said Lot 13, a distance of 246 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE northeasterly and parallel with the southeasterly line of said Lot 13, a distance of 661.20 feet, more or less, to the northeasterly line of said Lot 13;

THENCE northwesterly along said northeasterly line of Lot 13, a distance of 29.00 feet to a point 275 feet northwesterly of the most southerly corner of said Lot 14;

THENCE northeasterly and parallel with the southeasterly line of said Lot 14, a distance of 277.22 feet to the most northerly corner of that certain parcel of land conveyed to Ray E. Miller, et ux., by deed recorded December 19, 1950, in Book 1229, Page 154 of Official Records of said Riverside County;

THENCE northwesterly along the southeasterly extension of the southwesterly line of that certain parcel of land conveyed to Wayne E. DeCow, et ux., by deed recorded October 2, 1948, in Book 1016, Page 184 of Official Records of said Riverside County, and along said last mentioned southwesterly line, a distance of 376.73 feet, more or less, to the northwesterly corner of said parcel of land conveyed to Wayne E. DeCow, et ux.;

THENCE southwesterly and parallel with the northwesterly line of said Lot 14, a distance of 277.22 feet to a point in the southwesterly line of said Lot 14, distant therein, 10 feet southeasterly from the northwesterly corner of said Lot 14;

THENCE continuing southwesterly and along a line parallel with and distant 10.00 feet southeasterly, as measured at right angles, from the northwesterly line of said Lot 13, a distance of 661.20 feet, more or less, to said southwesterly line of Lot 13;

THENCE southeasterly along said southwesterly line of Lot 13, a distance of 100.89 feet, more or less, to a point 550.70 feet northwesterly of the most southerly corner of said Lot 13; said point being the most westerly corner of Parcel 1 said of Record of Survey on file in Book 34, Page 54 of Record of Surveys;

THENCE northeasterly and parallel with said southeasterly line of Lot 13, a distance of 142.50 feet to the most northerly corner of said Parcel 1;

THENCE southeasterly and parallel with said southwesterly line of Lot 13, a distance of 227.70 feet to the northwesterly line of that certain parcel of land conveyed

to Morris Johnson, et ux., by deed recorded January 11, 1965, as Instrument No. 2708 of Official Records of said Riverside County;

THENCE southwesterly along the northwesterly line of said parcel of land conveyed to Morris Johnson, et ux., and parallel with said southeasterly line of Lot 13, a distance of 142.5 feet, more or less, to said southwesterly line of Lot 13;

THENCE southeasterly along said southwesterly line of Lot 13, a distance of 77.00 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion of said Lot 14, described as follows:

COMMENCING at the southwesterly corner of said Lot 14;

THENCE northeasterly along said southeasterly line of Lot 14, a distance of 277.22 feet to the southeasterly prolongation of the northeasterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded June 21, 1963, as Instrument No. 65224 of Official Records of said Riverside County;

THENCE northwesterly along said southeasterly prolongation and along said northeasterly line of said last mentioned parcel conveyed to the City of Riverside, a distance of 275.00 feet to the most northerly corner of said last mentioned parcel of land and the POINT OF BEGINNING of the parcel of land being described;

THENCE southwesterly along the northwesterly line of said last mentioned parcel of land conveyed to the City of Riverside, a distance of 33.00 feet to a line parallel with and distant 33.00 feet southwesterly, as measured at right angles, from the southwesterly line of that certain parcel of land conveyed to the City of Riverside by Quitclaim Deed recorded October 23, 1958, in Book 2353, Page 80, et seq., of Official Records of said Riverside County;

THENCE northwesterly along said last mentioned parallel line, a distance of 202.75 feet;

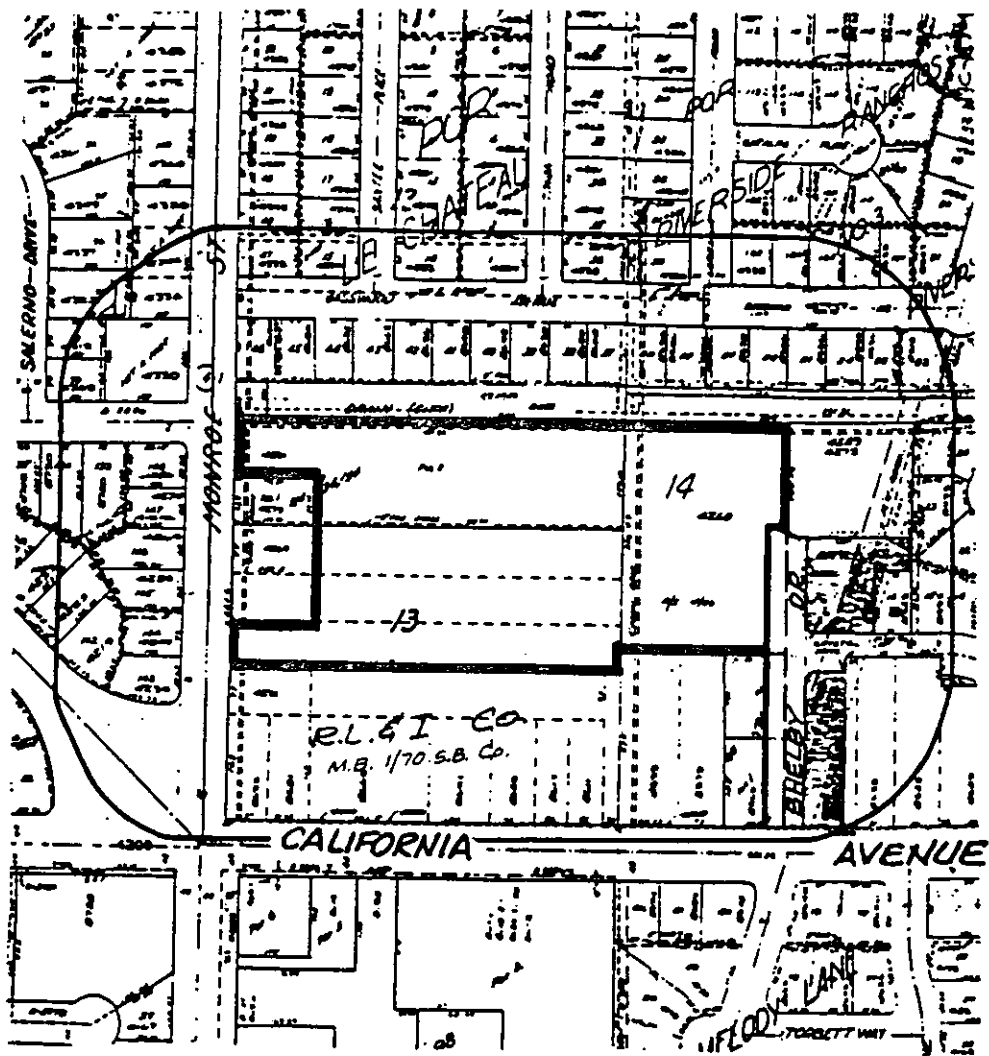
THENCE northeasterly and parallel with said southeasterly line of Lot 14, a distance of 15.00 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 51.00 feet;

THENCE northeasterly to the right along said curve an arc length of 18.40 feet through a central angle of 20°40'02" to the northwesterly prolongation of said southwesterly line of said parcel of land conveyed to the City of Riverside by deed recorded October 23, 1958;

THENCE southeasterly along said northwesterly prolongation and along said last mentioned southwesterly line of said parcel conveyed to the City of Riverside, a distance of 199.46 feet to the POINT OF BEGINNING.

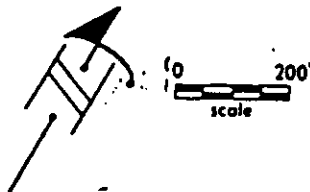
DESCRIPTION APPROVAL 3/20/90  
George P. Hutchinson by Eg2  
SURVEYOR, CITY OF RIVERSIDE





**C-27-856**  
 SENIOR APARTMENTS

CPC Minutes 07/21/88



REVISED 3/20/90

• 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

5/3-1

SCALE: 1" = N/A

DRAWN BY WF DATE 11-19-89

SUBJECT C-27-856