

FREE RECORDING-
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When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

186619

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

MAY - 5 1994

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: VC-012-912
Vine Street

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to **PRESS ENTERPRISE COMPANY**, the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated January 4, 1994

CITY OF RIVERSIDE,
a municipal corporation

By Terry Fuzzel
Mayor

Attest Karen E. Lindquist
City Clerk

APPROVED AS TO FORM

Stan T. Yamamoto
Stan T. Yamamoto, City Attorney

296

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On January 4, 1994, before me Margaret I. Archambault
(date) (name)

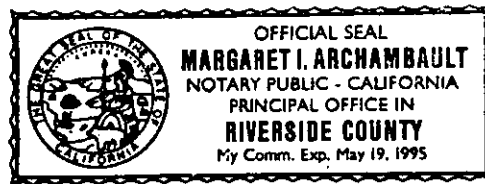
a Notary Public in and for said State, personally appeared

Terry Frizzel & Karen E. Lindquist
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Margaret I. Archambault
Signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- (x) Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

EXHIBIT "A"

VAC-12-912

PARCEL 1

THAT PORTION OF LOTS 97 THROUGH 100, INCLUSIVE, OF FRANCIS CUTTLES SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, AT PAGE 48 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 100;

THENCE NORTH 31°58'06" EAST, ALONG THE NORTHWESTERLY LINES OF SAID LOTS 100, 99, 98 AND 97, A DISTANCE OF 200.03 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 97;

THENCE SOUTH 60°54'38" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 97, A DISTANCE OF 5.01 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 5.00 FEET SOUTHEASTERLY, AS MEASURED AT RIGHT ANGLE, FROM SAID NORTHWESTERLY LINE OF SAID LOTS 97, 98, 99 AND 100;

THENCE SOUTH 31°58'06" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 200.03 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 100;

THENCE NORTH 60°55'25" WEST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 5.01 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THAT PORTION OF LOTS 101, 102 AND 103 OF FRANCIS CUTTLES SUBDIVISION AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 101;

THENCE SOUTH 60°55'25" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 101, A DISTANCE OF 5.01 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 30.00 FEET SOUTHEASTERLY AS MEASURED AT RIGHT ANGLE FROM THE CENTERLINE OF VINE STREET (FORMERLY PENROSE STREET);

THENCE SOUTH 31°58'06" WEST, ALONG SAID PARALLEL LINE, 123.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WITH A RADIUS OF 39.50 FEET AND CONCAVING EASTERLY; THE RADIAL LINE AT SAID BEGINNING BEARS NORTH 70°57'46" WEST;

THENCE SOUTHWESTERLY, TO THE LEFT, ALONG SAID CURVE, AN ARC LENGTH OF 33.08 FEET THROUGH A CENTRAL ANGLE OF $47^{\circ}58'35''$ TO THE SOUTHWESTERLY LINE OF SAID LOT 103;

THENCE NORTH $60^{\circ}56'00''$ WEST, ALONG SAID SOUTHWESTERLY LINE, 14.48 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 41.50 FEET; THE RADIAL LINE TO SAID POINT BEARS SOUTH $60^{\circ}15'37''$ WEST;

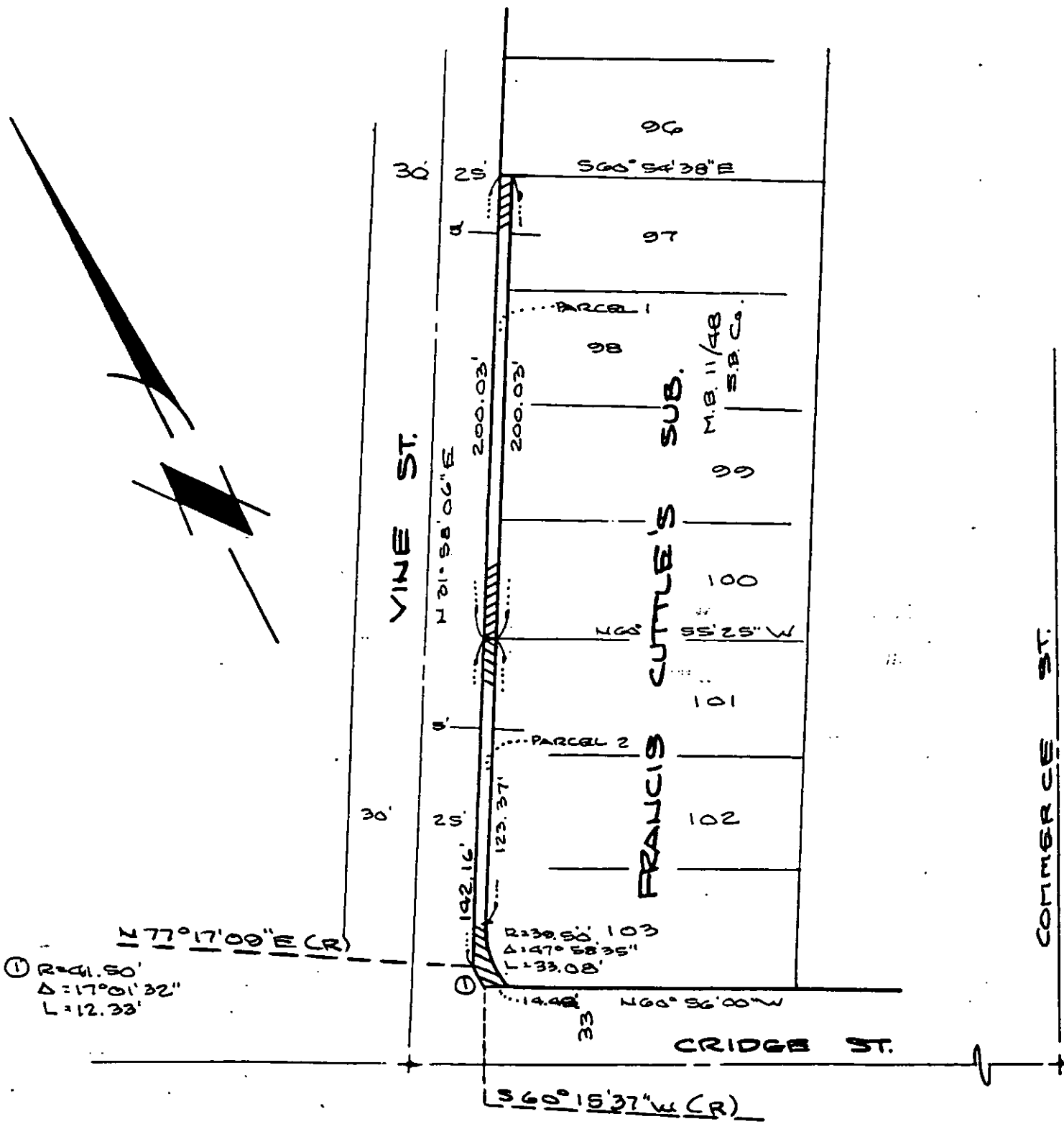
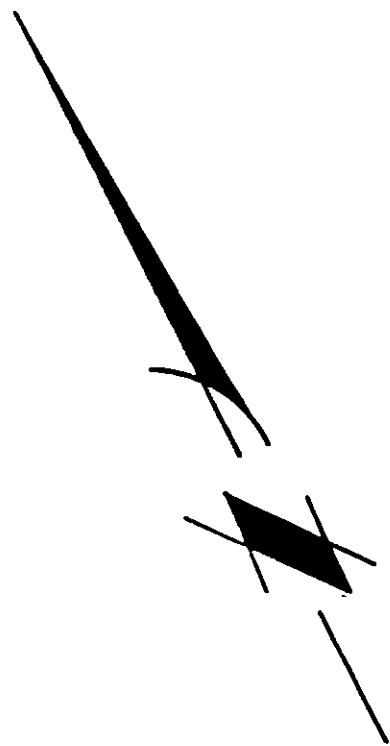
THENCE NORTHERLY, ALONG SAID CURVE, AN ARC LENGTH OF 12.33 FEET THROUGH A CENTRAL ANGLE OF $17^{\circ}01'32''$ TO THE NORTHWESTERLY LINE OF SAID LOT 103;

THENCE ALONG SAID NORTHWESTERLY LINE AND ALONG THE NORTHWESTERLY LINE OF SAID LOTS 102 AND 101, A DISTANCE OF 142.16 FEET TO SAID POINT OF BEGINNING.

RESERVING THEREFROM A PERMANENT EASEMENT AND RIGHT OF WAY FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES.

DESCRIPTION APPROVAL 12/8/93
W. Krausky by WF
SURVEYOR, CITY OF RIVERSIDE





• 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

2/17

SCALE: 1" = 60'

DRAWN BY WF DATE 8/29/02

SUBJECT VAC-12-912