

When recorded mail to:

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

FREE RECORDING  
This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee. (Government Code 6103)

110054

RECEIVED FOR RECORD  
Min. Past 3 o'clock P.M.

Request of  
CITY OF RIVERSIDE

Book 1984, Page

110054

MAY 2 3 1984

Recorded in Official Records  
of Riverside County, California

*William J. Stonely*  
Recorder

Fees \$

10873

FOR RECORDER'S OFFICE USE ONLY

Project:

UIC LAW DEPT.DOC.NO. 2-3914

QUITCLAIM DEED

UPLAND INDUSTRIES CORPORATION, a Nebraska corporation  
(successor in interest by mergers to Las Vegas Land and Water  
Company, a Nevada corporation), Grantor, FOR A VALUABLE CONSIDER-  
ATION, receipt of which is hereby acknowledged, hereby remises,  
releases and quitclaims to the CITY OF RIVERSIDE, a municipal  
corporation, Grantee, the real property in the City of Riverside,  
County of Riverside, State of California, described in Exhibit  
"A", attached hereto and hereby incorporated herein.

EXCEPTING from this quitclaim and RESERVING unto the  
Grantor, its successors and assigns, forever, all minerals and  
all mineral rights of every kind and character now known to exist  
or hereafter discovered, including, without limiting the general-  
ity of the foregoing, oil and gas and rights thereto, together  
with the sole, exclusive and perpetual right to explore for,

1.

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remove and dispose of, said minerals by any means or methods suitable to Grantor, its successors and assigns, but without entering upon or using the surface of the land hereby quitclaimed, and in such manner as not to damage the surface of said land or to interfere with the use thereof by Grantee, Grantee's successors or assigns.

This deed is given in fulfillment of that certain condition of approval of Parcel Map Waiver Case No. PMW-42-834, approved by the City of Riverside Planning Commission March 22, 1984, which requires that the above-described property be deeded to the City of Riverside for the purpose of widening Acorn Street to 33 feet from monument centerline and Jurupa Avenue to 55 feet from monument centerline.

Dated this 11<sup>TH</sup> day of May, 1984.

UPLAND INDUSTRIES CORPORATION

Attest:

By [Signature]  
President

[Signature]  
Assistant Secretary

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted on January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_

[Signature]

Title

2.

APPROVED AS TO FORM  
[Signature]  
ASS. CITY ATTORNEY

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Exhibit "A"

That certain parcel of land situated in Section 32, Township 2 South, Range 5 West of San Bernardino Base and Meridian, City and County of Riverside, State of California, being portions of Lots 54, 55 and 56 of McClaskey Tract as per map filed in Book 10, Pages 36 and 37 of maps, Official Records of said County, being described as follows:

Beginning at the northwest corner of Lot 54 of said McClaskey Tract, said point being on the southerly line of Jurupa Avenue, 60 feet wide, and being on the easterly line of Acorn Street, 60 feet wide, as both streets are shown on said McClaskey Tract; thence along the northerly line of said Lots 54, 55 and 56, and along the southerly line of Jurupa Avenue N.  $83^{\circ} 39' 59''$  E., 1410.92 feet to the northeast corner of said Lot 56, said corner being the northwest corner of Strip No. 1 described in Deed to City of Riverside, recorded July 2, 1973 as Instrument No. 86856 Official Records of said County; thence along the easterly line of said Lot 56 and along said Strip No. 1, S.  $0^{\circ} 43' 15''$  W., 25.19 feet to a point that is 25.00 feet southerly, measured at right angles from the southerly line of said Jurupa Avenue; thence parallel with said southerly line S.  $83^{\circ} 39' 59''$  W., 1387.24 feet; thence S.  $40^{\circ} 24' 46''$  W., 32.39 feet to a point that is 3.00 feet easterly measured at right angles from the easterly line of said Acorn Street; thence parallel with said easterly line S.  $0^{\circ} 56' 49''$  W., 526.23 feet to a point on the northerly line of that certain parcel of land described in deed to Redevelopment Agency of the City of Riverside, recorded September 15, 1977, in Book 1977, Page 181335, Official Records of said County; thence along the northerly line of said deeded parcel N.  $89^{\circ} 17' 52''$  W., 3.00 feet to the easterly line of said Acorn Street; thence along said easterly line N.  $0^{\circ} 56' 49''$  E., 573.44 feet to the point of Beginning.

Containing an area of 37,149 square feet, more or less, 0.853 acres, more or less.

DESCRIPTION APPROVAL  
George P. Hutchins <sup>5</sup> 11/9/84 AS

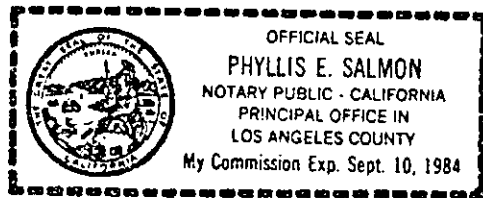
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STATE OF CALIFORNIA )  
                              ) SS:  
COUNTY OF LOS ANGELES)

On May 11, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared L. B. Harbau, Jr., personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the \_\_\_\_\_ President, and M. J. Phillips, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the asst. Secretary, of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its Bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Phyllis E. Salmon

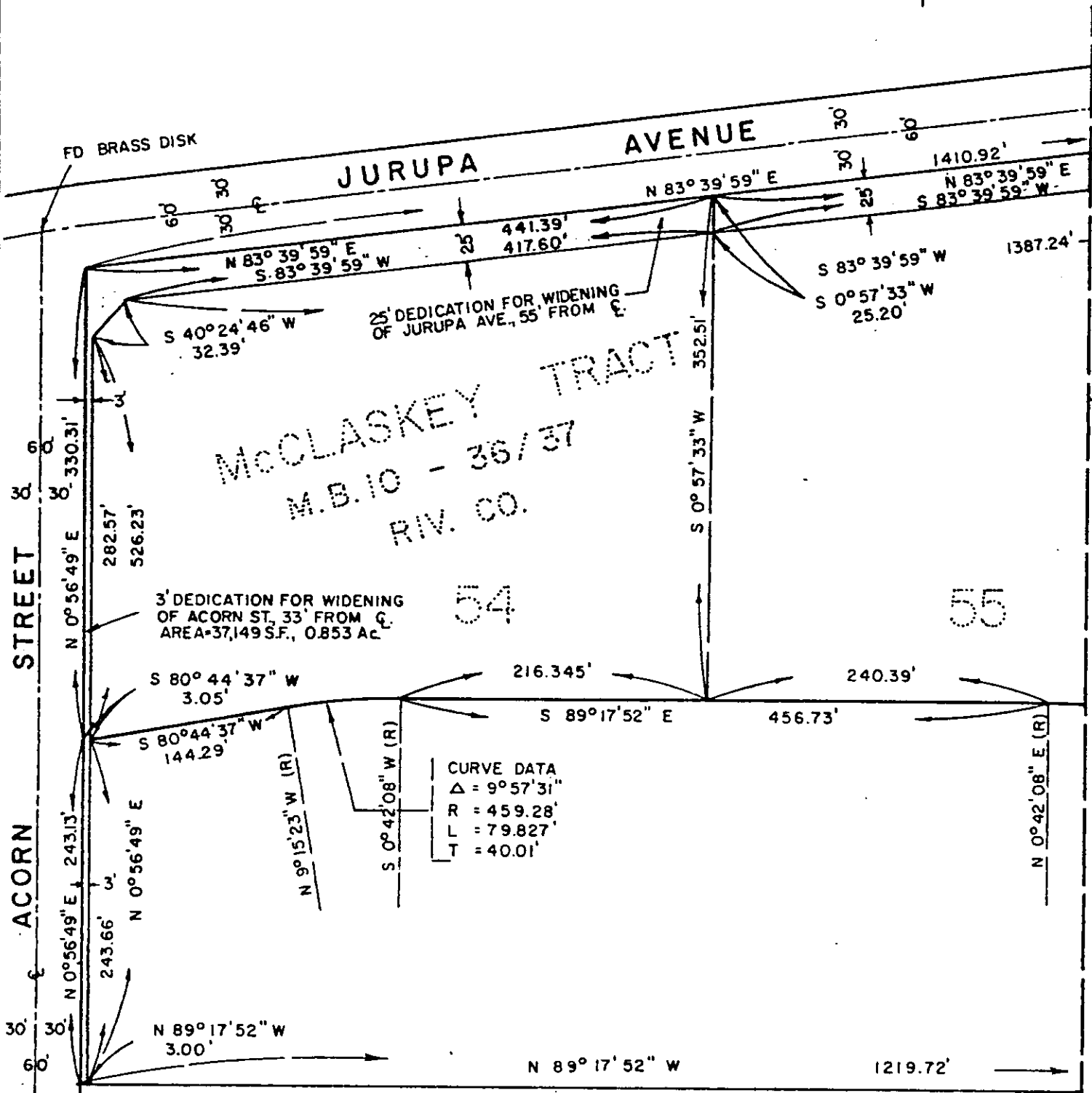


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SCALE

1" = 100'



• 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 2

SCALE 1" = 100'

DRAWN BY TYK DATE 4 / 10 / 84

SUBJECT PMW - 42 - 834

110054

SCALE 1" = 100'

FD 1" I.P. & TAG. L.S. 3393

JURUPA AVENUE

AVENUE

WILDERNESS AVENUE

N 83° 39' 59" E 608.37'  
S 83° 39' 59" W 608.36'

S 83° 39' 59" W 1387.24'

25' DEDICATION FOR WIDENING OF JURUPA AVENUE, 55' FROM E. AREA = 37,149 SF., 0.853 Ac.

1410.92'

N 83° 39' 59" E 361.16'  
S 83° 39' 59" W 361.28'

S 0° 59' 17" W 25.21'

S 0° 43' 15" W 25.19'

DEED TO CITY OF RIVERSIDE REC'D 7-2-73, INST. NO. 86856, O.R.

McCLASKEY TRACT  
M.B. 10 - 35/37  
RIV. CO.

MATCHLINE, SEE SHEET 1 OF 2.

55

56

S 0° 59' 17" W 593.89'

746.26'

S 0° 43' 15" W

CURVE DATA

Δ = 41° 47' 28"  
R = 459.28'  
L = 334.99'  
T = 175.34'

CURVE DATA

Δ = 23° 32' 55"  
R = 459.28'  
L = 188.76'  
T = 95.73'

N 89° 17' 52" W

1219.72'

N 89° 17' 52" W 182.78'

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SHEET 2 OF 2

SCALE: 1" = 100'

DRAWN BY TYK DATE 4 / 10 / 84

SUBJECT PMW - 42 - 834

10873