

Stewart Title

170492

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)

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK

MAY - 6 1993

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: CFD 90-2  
Parcel 9A-QCD

13508

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, UNION BANK, a California corporation, does hereby remise, release, and forever quitclaim to the CITY OF RIVERSIDE, a municipal corporation of the State of California, its successors and assigns, all right, title and interest in 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.

882515-12

Dated April 23, 1993

UNION BANK,  
a California corporation

By [Signature]

Title Vice President

By \_\_\_\_\_

Title \_\_\_\_\_

APPROVED AS TO FORM  
[Signature]  
ASST. CITY ATTORNEY

DIP...

STATE OF CALIFORNIA  
COUNTY OF Los Angeles } S.S.

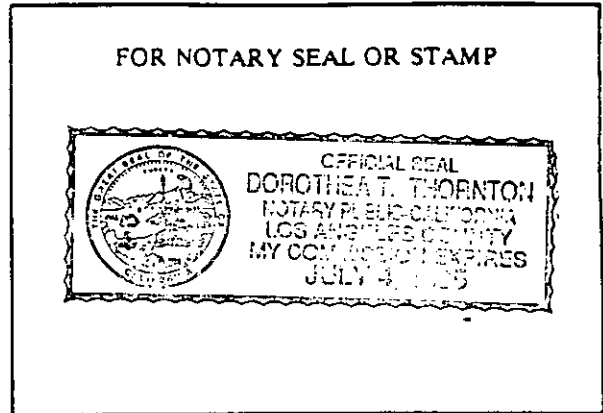
On April 23, 1993 before me,

Dorothea T. Thornton  
a Notary Public in and for said County and personally  
appeared Reginald N. Henderson, Vice

President xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx  
personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(x) 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

Signature *Dorothea T. Thornton*



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 January 25, 1983, and  
the grantee consents to recordation thereof by its duly authorized  
officer.

Dated 5/5/93

*[Signature]*  
Real Property Services Manager  
of the City of Riverside

*Thornton*

EXHIBIT "A"  
Union Bank to the City of Riverside

Those portions of Lot 16 in Block 35 of the lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1 of Maps at Page 70 thereof, records of San Bernardino, California, described as follows.

Parcel 1:

Commencing at the most southerly corner of Parcel 1 of Record of Survey on file in Book 30 of Records of Surveys at Page 4 thereof, Records of Riverside County, California;

Thence North 55 59' 29" East (recorded as North 55 44' East on RS 30/4) along the southeasterly line of said Parcel 1, 84.00 feet to the most southerly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded March 10, 1978 as Instrument Number 45932, Official Records of said Riverside County, being the POINT OF BEGINNING of the parcel to be described;

Thence northeasterly along the westerly line of said parcel conveyed to the City, on a tangent curve concave northwesterly, having a radius of 35.00 feet, thru a central angle of 59 00' 01", an arc length of 36.04 feet to the end thereof;

Thence North 34 00' 19" West (recorded as North 34 15' 30" West on said Inst. #45932, rec. 3/10/78), continuing along said westerly line, a distance of 163.03 feet to the most westerly corner thereof, said corner being on the northwesterly line of said Parcel 1 of the Record of Survey;

Thence South 55 59' 29" West (recorded as South 55 44' West on RS 30/4) along said northwesterly line of said Parcel 1, a distance of 9.89 feet, to a point, said point being known as " Point A";;

Thence southeasterly on a non-tangent curve concave northeasterly, having a radius of 140.00 feet, through a central angle of 05 19' 44", an arc length of 13.02 feet, (the initial radial at the beginning of said curve bears South 61 19' 25" West), to a line tangent to said curve and parallel with and distant 65.50 feet southwesterly as measured at right angles from the centerline of Tyler Street as shown on said Record of Survey;

Thence South 34 00' 19" East, along said parallel line, a distance of 137.59 feet;

*DIRSUS*

Thence southeasterly and southwesterly on a tangent curve, concave westerly, having a radius of 31.50 feet, through a central angle of 69 00' 03", an arc length of 37.94 feet to a point on the southeasterly line of said Parcel 1 of the Record of Survey;

Thence North 55 59' 29" East (recorded North 55 44' East on RS 30/4), along said southeasterly line, a distance of 0.71 feet to the POINT OF BEGINNING.

Area = 1901.36 sq. ft. or 0.044 acres

Parcel 2:

A strip of land, 1.00 feet in width. the northeasterly line of which is described as follows;

Beginning at "Point A" in the hereinabove description;

Thence southeasterly on a non-tangent curve, concave northeasterly, having a radius of 140.00 feet, through a central angle of 05 19' 44" . an arc length of 13.02 feet (the initial radial bearing at the beginning of said curve bears South 61 19' 25" West) to a line tangent to said curve and parallel with and distant 65.50 feet southwesterly as measured at right angle from the centerline of Tyler Street, as shown on record of Survey on file in Book 30 of Records of Surveys, at Page 4 thereof, records of said Riverside County, California;

Thence South 34 00' 19" East, along said parallel line, a distance of 3.02 feet to the end of this line description.

Area = 16.04 Square feet.

The bearings in the above description are based on the centerline of Magnolia Avenue being North 55 59' 29" East (formerly recorded as North 55 44' East on RS 30/4) and the centerline of Tyler Street being measured as North 34 00' 19" West (formerly recorded as North 34 15' 30" West on RS 30/4).



DESCRIPTION APPROVAL: 4, 2, 93

*George P. Hutchinson*  
SURVEYOR, CITY OF RIVERSIDE

D13700

PM. 2  
PARCEL MAP  
13123  
P.M. 58/30

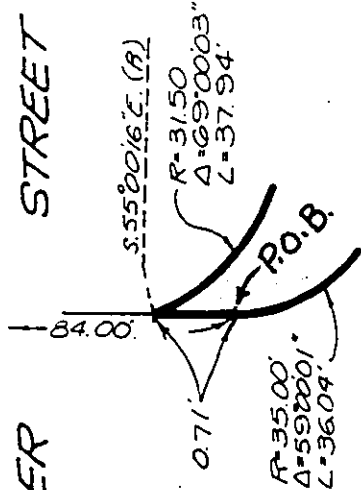
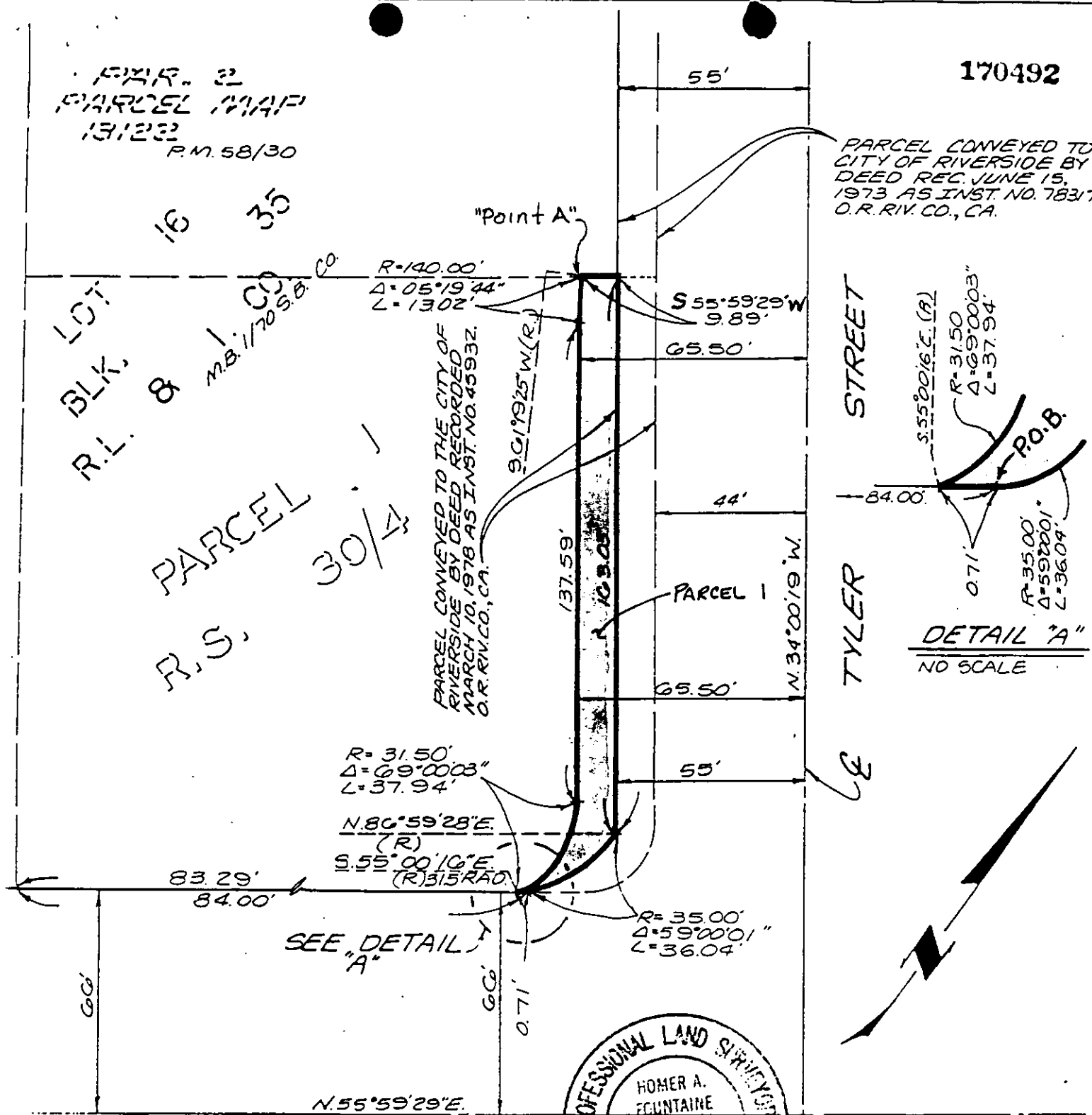
170492

LOT 16 35  
BLK. 8  
R.L. & M.B. 1/70 S.B.

PARCEL 1  
R.S. 30/4

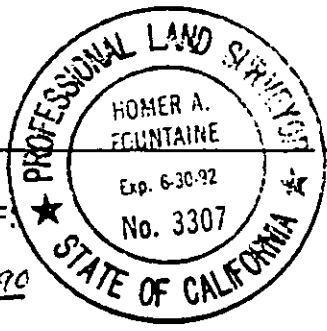
PARCEL CONVEYED TO CITY OF RIVERSIDE BY DEED REC. JUNE 15, 1973 AS INST. NO. 78317, O.R. RIV. CO., CA.

PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED MARCH 10, 1978 AS INST. NO. 45932, O.R. RIV. CO., CA.



DETAIL "A"  
NO SCALE

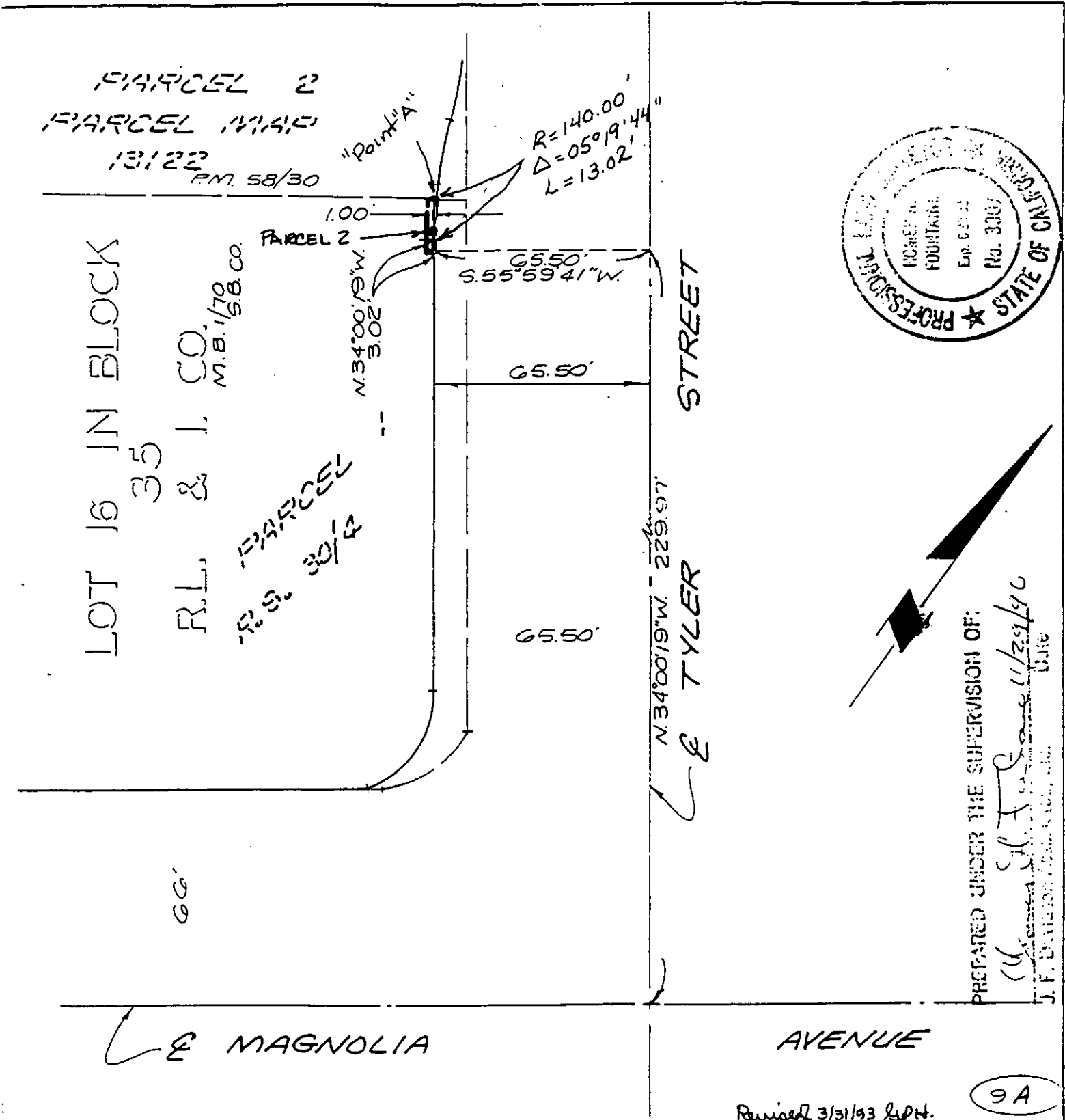
SEE DETAIL "A"



MAGNOLIA  
PREPARED UNDER THE SUPERVISION OF  
*James L. Fairman* 11/29/90  
J. F. Davidson Associates, Inc. Date

AVENUE  
Revised 3/31/93 & DH  
Revised 12/1/90 D.A. 9A

CITY OF RIVERSIDE, CALIFORNIA



• 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 <u>2</u> OF <u>2</u>	89 (P) 11175
SCALE: 1" = 40'	DRAWN BY <u>L.O.</u> DATE <u>11/26/90</u>	SUBJECT <u>C.F.D. 90-2</u> FM 23114 T) 1/2

9A