

Recording Produced By
CHICAGO TITLE COMPANY

When recorded mail to:

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

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

JUN - 4 1996

FREE RECORDING

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

Recorded in Official Records
of Riverside County, California
Recorder *[Signature]*
Fees \$ *[Signature]*

FOR RECORDER'S OFFICE USE ONLY

Project: University Avenue Widening
Parcel 1
A.P.N. 211-182-028-6
TRA: 009-063

D - 10088

5554/55-07

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CAROL L. HAYES, doing business as that certain restaurant and bar commonly known as COACHMAN STEAK HOUSE, 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 rights title and interest in that portion of that certain lease dated September 26, 1986, and as amended pursuant to that certain second extension of lease dated executed October 8, 1992, which pertains to the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 27 of Alta Mesa Tract, as shown by map on file in Book 7, Page 30 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the southeasterly corner of said Lot 27;

THENCE South 89°29'30" West, along the southerly line of said Lot 27, a distance of 20.99 feet;

THENCE North 52°47'33" East, a distance of 26.42 feet to the easterly line of said Lot 27;

THENCE South 0°11'36" West, along said easterly line, a distance of 15.79 feet to the POINT OF BEGINNING.

Area - 165.7 square feet.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Mark S. Brown, L.S. 5655 Date 5/14/96 Prep. Kog License Expires 9/30/99

Dated 5-22-96

Carol L. Hayes CAROL L. HAYES

GENERAL ACKNOWLEDGEMENT

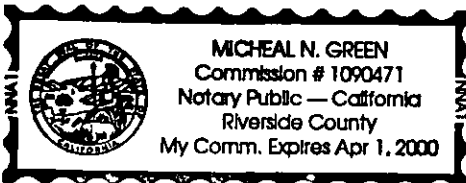
State of California } ss County of Riverside }

On May 22, 1996, before me Micheal N. Green (date) (name)

a Notary Public in and for said State, personally appeared

Carol L. Hayes Name(s) of Signer(s)

[X] 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.

Micheal N. Green 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

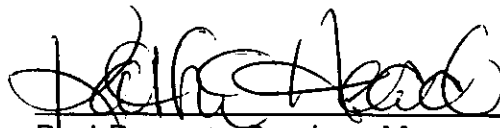
The party(ies) executing this document is/are representing:

**CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)**

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

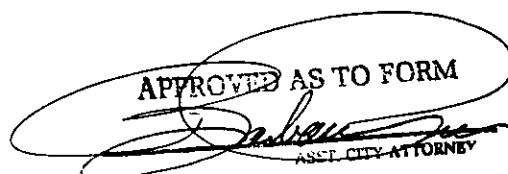
Dated 5/29/96

CITY OF RIVERSIDE



Real Property Services Manager
of the City of Riverside

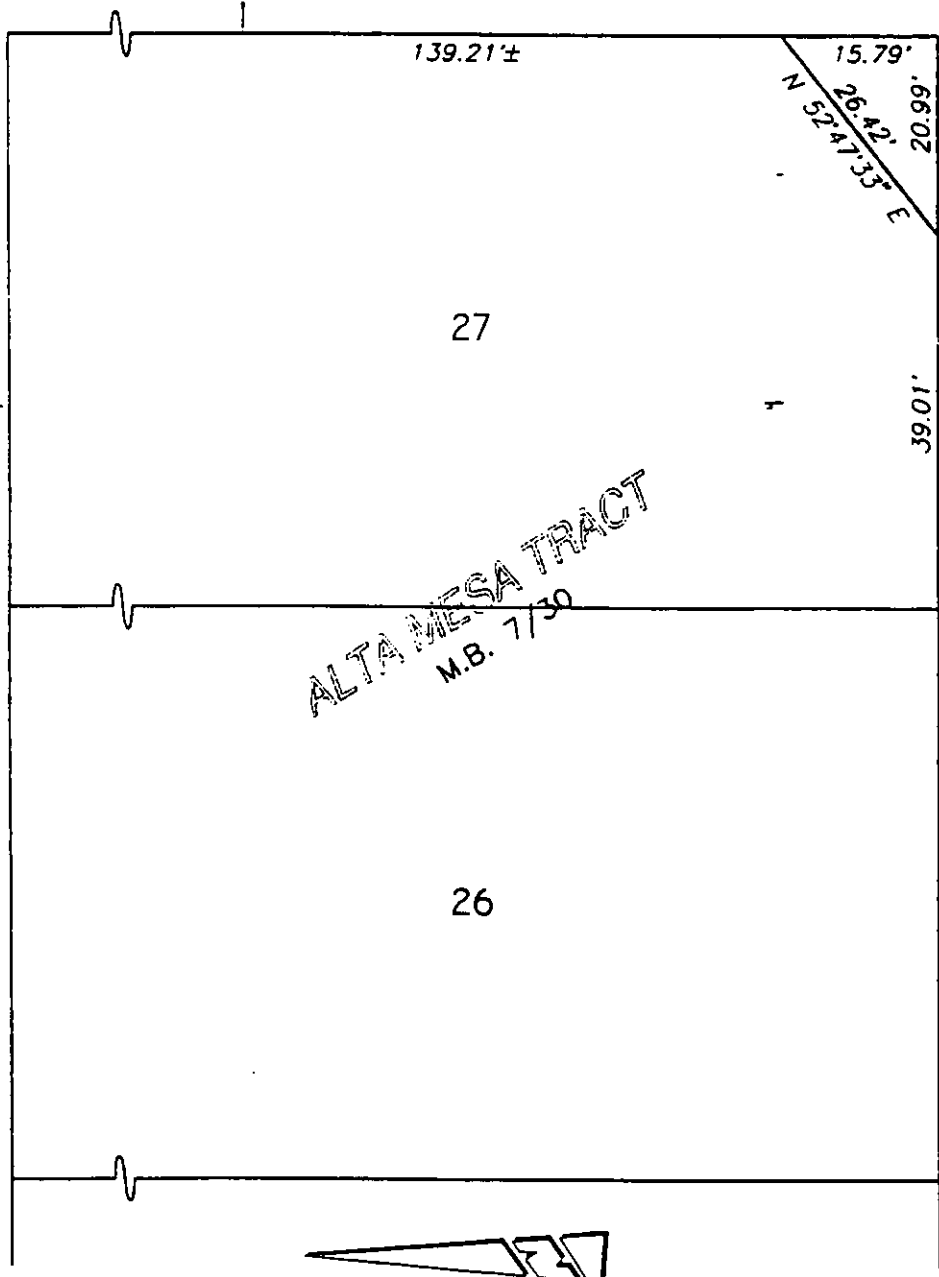
UNIV1.QCD



MESA ST.

± S 0°11'36" W

23.885'



• 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

3/21
40-2

SCALE: 1"=20'

DRAWN BY: [Signature] DATE: 3/2/94

SUBJECT: UNIVERSITY AVENUE WIDENING, PARCEL 1

13988