

When Recorded Mail To:

City Clerk
City of Riverside
City Hall, 3900 Main Street
Riverside, CA 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 8:00 O'CLOCK

JUN - 7 1996

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ _____

FOR RECORDER'S OFFICE USE ONLY

QUITCLAIM DEED

MARGARET ELSE GEMENDE, as Trustee of The Margaret Else Gemende Living Trust, dated March 16, 1992 ("Trustee") does hereby remise, release and forever quitclaim to the CITY OF RIVERSIDE, a municipal corporation of the State of California, its successors and assigns ("City"), all rights and interests in the real property located in the City of Riverside, County of Riverside, State of California, described in Exhibit A, attached hereto and incorporated herein by this reference, and all improvements situated on said real property, which rights and/or interests arise out of that certain Lease Agreement dated May 28, 1971, by and between City as lessor and Ray Magnon ("Magnon") as lessee, as assigned by Magnon to Karl A. Gemende and/or Margaret E. Gemende (collectively, "Gemendes") by the Lease Assignment dated November 15, 1972, and as amended by the Amendment to Lease Agreement dated September 22, 1981, and as further assigned to Trustee by the Assignment of Lease and Assumption Agreement, and Consent to Assignment dated August 30, 1993.

Dated 6.3 1996

Margaret Else Gemende
Margaret Else Gemende, as Trustee
of The Margaret Else Gemende Living
Trust dated March 16, 1992

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF Riverside

On June 3, 1996 before me, Letty A. Van Der Aarde

, Notary Public,

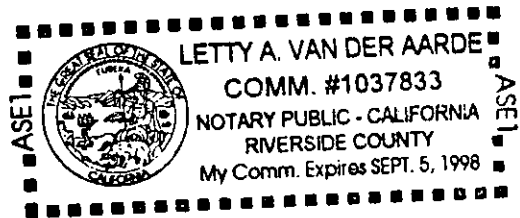
personally appeared MARGARET ELSE GEMEINDE

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.

Signature

Letty A. Van Der Aarde



(Seal)

State of California)
County of _____) ss

On _____, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared **MARGARET ELSE GEMENDE**, as Trustee of The Margaret Else Gemende Living Trust dated March 16, 1992 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

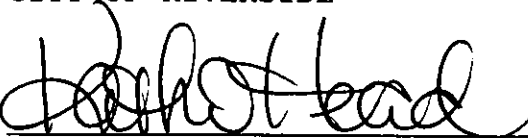
WITNESS my hand and official seal.

Signature

CERTIFICATE OF ACCEPTANCE
(Government Code §27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a municipal corporation of the State of California, is hereby accepted by the undersigned officer of 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 6/6/96

CITY OF RIVERSIDE

Real Property Service Manager
of the City of Riverside

APPROVED AS TO FORM

ASST. CITY ATTORNEY

All those portions of Lot 4, Block 36 of TRACT NO. 5 OF THE RIVERSIDE ADDITION TO THE CITY OF RIVERSIDE as shown by map on file in Book 7, Page 7 of Maps, records of Riverside County, California, described as follows:

PARCEL 1

Commencing at the northwest corner of GAFFORD GARDENS as shown by map on file in Book 12, Page 97 of Maps, records of said County;

Thence North $16^{\circ} 55' 06''$ East, 472.28 feet to a point hereinafter referred to as "Point A"; said "Point A" being the TRUE POINT OF BEGINNING;

Thence South $60^{\circ} 50' 00''$ East, 30.00 feet;

Thence North $29^{\circ} 10' 00''$ East, 367.00 feet;

Thence North $76^{\circ} 31' 30''$ West, 31.16 feet;

Thence South $29^{\circ} 10' 00''$ West, 358.57 feet to the TRUE POINT OF BEGINNING.

Containing an area of 10,883 square feet.

PARCEL 2

Commencing at "Point A" hereinbefore mentioned;

Thence South $60^{\circ} 50' 00''$ East, 30.00 feet to the TRUE POINT OF BEGINNING;

Thence North $29^{\circ} 10' 00''$ East, 367.00 feet;

Thence South $76^{\circ} 31' 30''$ East, 35.32 feet;

Thence South $29^{\circ} 10' 00''$ West, 376.55 feet to a point hereinafter referred to as "Point B";

Thence North $60^{\circ} 50' 00''$ West, 34.00 feet to the TRUE POINT OF BEGINNING.

Containing an area of 12,640 square feet.

PARCEL 3

BEGINNING at the hereinbefore mentioned "Point B";

Thence South $60^{\circ} 50' 00''$ East, 30.00 feet;

Thence North $29^{\circ} 10' 00''$ East, 384.98 feet;

Thence North $76^{\circ} 31' 30''$ West, 31.16 feet;

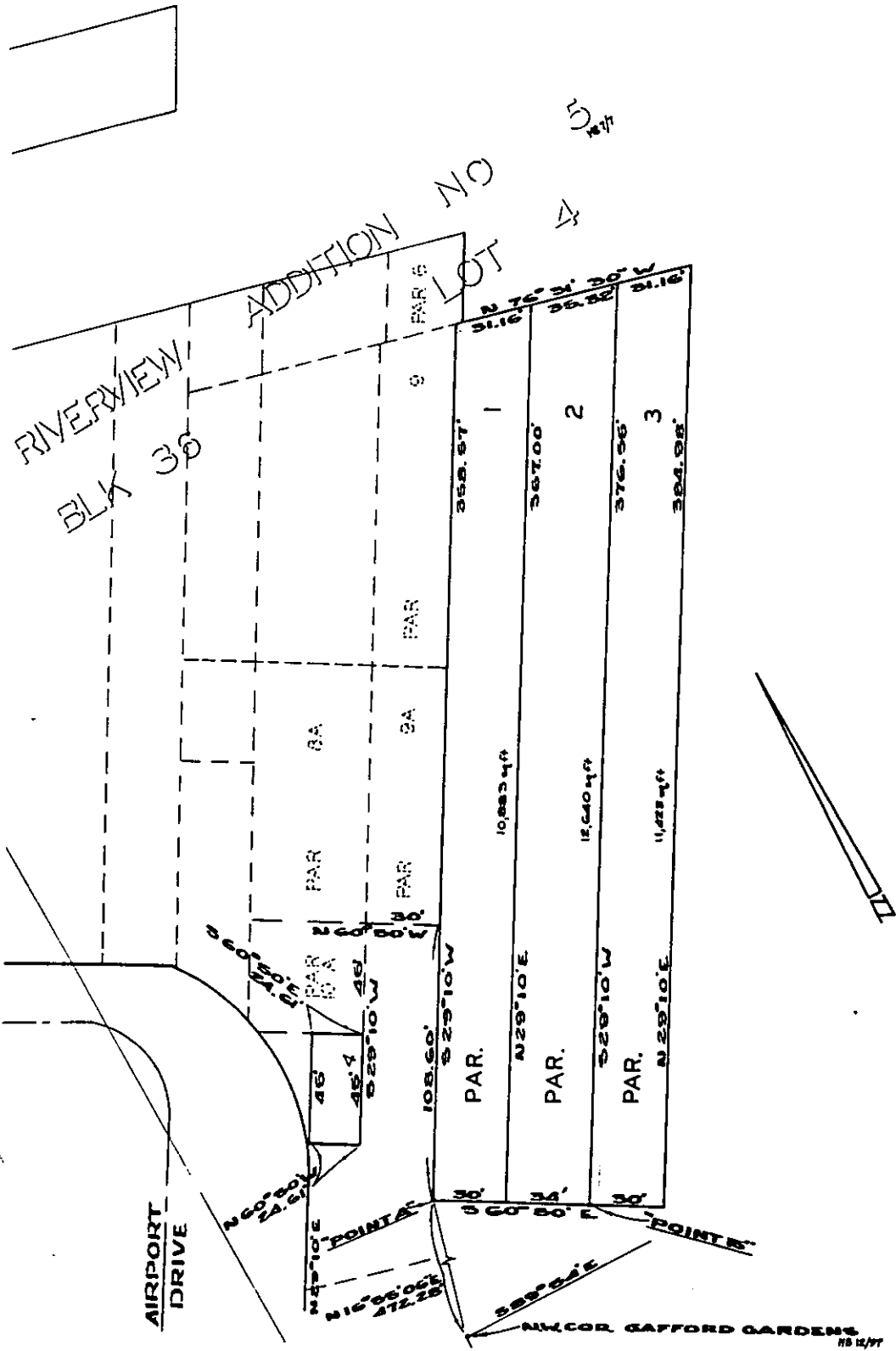
Thence South $29^{\circ} 10' 00''$ West, 376.55 feet to the POINT OF BEGINNING.

Containing an area of 11,423 square feet.

EXHIBIT A

DESCRIPTION APPROVAL 5/30/96
 by 
 SURVEYOR, CITY OF RIVERSIDE

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• 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

51-3

SCALE: 1" = NTS

DRAWN BY KGS DATE 5/30/96

SUBJECT GEMENDE QCD