

358418



When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

SEP 19 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
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Griffin/Munksgaard
Quitclaim of Leasehold Interests

D - 14020

QUITCLAIM DEED

MARION D. GRIFFIN, individually and as surviving partner of the partnership of Marion D. Griffin and Henry Munksgaard, and ICIE V. MUNKSGAARD, individually and as the widow of Henry Munksgaard a deceased partner of the partnership of Marion D. Griffin and Henry Munksgaard, do 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 27, 1971, by and between City as lessor and Marion D. Griffin and Henry Munksgaard, a partnership as lessee, as amended by the Amendment to Lease Agreement dated September 22, 1981.

Dated 8-9-96

Marion D. Griffin
MARION D. GRIFFIN aka M.D. (Bad Griffin)
ICIE Munksgaard
ICIE MUNKSGAARD

GENERAL ACKNOWLEDGEMENT

State of California } State of Arizona
County of _____ } ss County of Maricopa

On _____, before me _____
(date) (name)

August 9th, 1996 Bonnie M. Probst
a Notary Public in and for said State, personally appeared

M. D. (Bud) Griffin
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.

Bonnie M Probst
Signature
Notary Public
Expire 4-27-98

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 9-4-96

CITY OF RIVERSIDE

[Handwritten Signature]

Real Property Services Manager
of the City of Riverside

GRIFFIN.QCD

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

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

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

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

APPROVED AS TO FORM
[Handwritten Signature]
ASST. CITY ATTORNEY

14020

EXHIBIT "A"

All those portions of Lots 2 and 4 in Block 35 of Riverview Addition Tract No. 5, 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 Riverside County;

THENCE South $89^{\circ}54'00''$ East, along the north line of said Gafford Gardens, a distance of 1004.79 feet;

THENCE North $29^{\circ}10'00''$ East, a distance of 215.31 feet to the TRUE POINT OF BEGINNING;

THENCE South $76^{\circ}31'30''$ East, a distance of 30.12 feet to a point hereinafter referred to as "Point A";

THENCE North $29^{\circ}10'00''$ East, a distance of 260.49 feet;

THENCE North $60^{\circ}50'00''$ West, a distance of 29.00 feet;

THENCE South $29^{\circ}10'00''$ West, a distance of 268.63 feet to the TRUE POINT OF BEGINNING.

Containing 7,672 square feet.

PARCEL 2

BEGINNING at the hereinbefore mentioned "Point A";

THENCE South $76^{\circ}31'30''$ East, a distance of 49.86 feet to a point hereinafter referred to as "Point B";

THENCE North $29^{\circ}10'00''$ East, a distance of 247.00 feet;

THENCE North $60^{\circ}50'00''$ West, a distance of 48.00 feet;

THENCE South $29^{\circ}10'00''$ West, a distance of 260.49 feet to the POINT OF BEGINNING.

Containing 12,179 square feet.



PARCEL 3

BEGINNING at the hereinbefore mentioned "Point B";

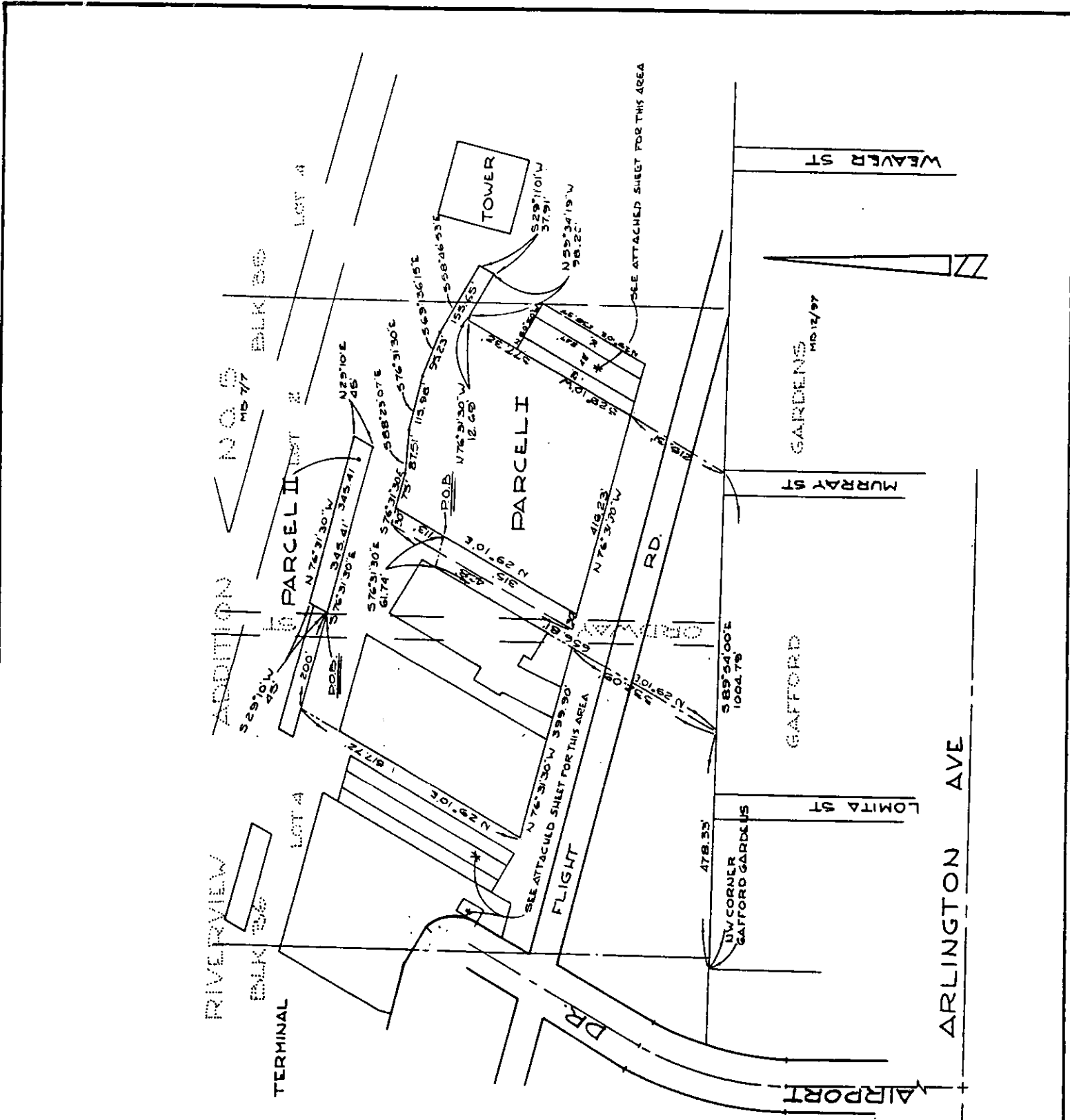
THENCE South $76^{\circ}31'30''$ East, a distance of 31.16 feet;

THENCE North 29°10'00" East, a distance of 238.57 feet;
THENCE North 60°50'00" West, a distance of 30.00 feet;
THENCE South 29°10'00" West, a distance of 247.00 feet to the POINT OF BEGINNING.
Containing 7,283 square feet.

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

 7/31/96 Prep. 
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/99





• 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" = NTS

DRAWN BY KGS DATE 5/13/96

SUBJECT GRIFFIN QCD

