

Recording Requested By
CHICAGO TITLE COMPANY
When recorded mail to:

033126

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

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

JAN 30 1997

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: University Avenue Widening
Parcel 12 QCD
A.P.N. 250-019-037
TRA: 009-064

D -

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, jojo's CALIFORNIA FAMILY RESTAURANTS, INC., a Delaware corporation, ("GRANTOR") does hereby remise, release, and forever quitclaim to the CITY OF RIVERSIDE, a municipal corporation of the State of California, its successors and assigns, ("GRANTEE") all rights and interests in and to that certain hereinafter described real property located in the City of Riverside, County of Riverside, State of California, which is part of a larger parcel in which GRANTOR holds a leasehold interest pursuant to that certain unrecorded lease executed September 14, 1971, by and between Bank of America National Trust and Savings Association, as Lessor, and Big Boy Holt, Inc., as Lessee, and referenced in the Memorandum of Lease Agreement recorded September 11, 1972, as Instrument No. 120542, of Official Records of Riverside County, California. The interest in said Lease was assigned to Grantor pursuant to the Assignment and Assumption of Leasehold Interest and Grant of Improvements recorded February 7, 1992, as Instrument No. 44586 of Official

RV 5557459-404

Records of said Riverside County. The real property which GRANTOR quitclaims its interest to GRANTEE is described as follows:

That portion of Parcel 2 of Parcel Map on file in Book 4, Page 22 of Parcel Maps, records of Riverside County, California, described as follows:

BEGINNING at a point in the easterly line of said Parcel 2, distant thereon 150.93 feet southerly from the northeast corner of said Parcel 2;

THENCE South 0°12'20" West, along said easterly line, a distance of 12.97 feet to the southeasterly line of said Parcel 2;

THENCE South 45°10'30" West, along said southeasterly line, a distance of 9.92 feet to the southerly line of said Parcel 2;

THENCE North 89°51'10" West, along said southerly line, a distance of 15.97 feet;

THENCE North 49°10'17" East, a distance of 30.46 feet to the POINT OF BEGINNING.

Area - 204.9 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 1/3/97 Prep. [Signature]
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/99

Dated January 13, 1997

jojo's CALIFORNIA FAMILY RESTAURANTS, INC., a Delaware corporation

By [Signature]
Rhonda J. Parish

Title Senior Vice President

By _____

Title _____

GENERAL ACKNOWLEDGEMENT

State of South Carolina }
County of California }
County of Spartanburg }^{ss}

On 1/13/97, before me Anna Eliza Stockman
(date) (name)

a Notary Public in and for said State, personally appeared

Aboula J. Parish
Name(s) of Signer(s)

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.

Anna Eliza Stockman
Signature

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:

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 1/27/97

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM
[Signature]
CITY CLERK

IOWA AVE.

± N 0°12'20" E

55'

S 0°12'20" W
12.97'

P.O.B.

S 45°10'30" W
9.92'

150.93'

N 49°10'17" E
30.46'

N 89°51'10" W
15.97'

P.M.B. 4/22
PARCEL 2

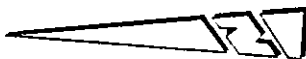
UNIVERSITY AVE.

± N 89°51'10" W

173.86'

65'

N 88°00'20" E



• CITY OF RIVERSIDE, CALIFORNIA •

41-2

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

12/19-3

SCALE: 1"=40'

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

SUBJECT: UNIVERSITY AVENUE WIDENING, PARCEL 12