

Recording Requested By
CHICAGO TITLE COMPANY

461577

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

FREE RECORDING

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

DEC 17 1997

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Arlington Avenue Underpass
@ B.N.S.F. RR.
A.P.N. 225-350-015
and APN 225-350-024

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6056200 - K 22

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ~~JOHN~~ *also known as Yahya Dastmalchian,* **DASTMALCHI**, individually and doing business as **LOGICAL OPERATIONS**, a sole proprietorship, do hereby remise, release, and forever quitclaim to the CITY OF RIVERSIDE, a municipal corporation of the State of California, its successors and assigns, any and all rights, title and interest in the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 4 of Parcel Map No. 13630, as shown by map on file in Book 68, Pages 2 and 3 of Parcel Maps, records of Riverside County, California, *together with* that portion of Lot X of map entitled, "Riverside Industrial Development Project-McNew Tract," as shown by map on file in Book 12, Page 18 of Maps, records of said Riverside County, described as follows:

BEGINNING at the southwest corner of said Lot X;

THENCE North 89°36'15" East, along the northerly line of Arlington Avenue, as shown by said Parcel Map No. 13630, a distance of 100 feet to the

southeasterly corner of that certain parcel of land described in deed to Jerome H. Thompson, et ux., by document recorded January 12, 1989, as Instrument No. 10733 of Official Records of said Riverside County;

THENCE North 0°23'45" West, at right angle to said northerly line of Arlington Avenue, and along the easterly line of said parcel as described in said deed, a distance of 150 feet to a point in the southerly line of said Parcel 4; said point also being the northeasterly corner of said parcel as described in said deed;

THENCE South 89°36'15" West along said southerly line of Parcel 4 and along the northerly line of said parcel as described in said deed, a distance of 17.19 feet to a point in the easterly line of the B.N.S.F. Railroad (formerly A.T. & S.F. Railroad) right-of-way as shown by said Parcel Map No. 13630; said point being in a curve concaving northwesterly, having a radius of 1579.47 feet and from which point the radius bears North 64°36'06" West;

THENCE southwesterly to the right along said curve through a central angle of 6°13'05" an arc length of 171.41 feet to the **POINT OF BEGINNING**.

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

Mark S. Brown *12/8/97* Prep. 12/8/97
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/99



Dated 12/8/97

John Dastmalchi
JOHN DASTMALCHI also known as
Yahya Dastmalchian
eg.

LOGICAL OPERATIONS, a sole proprietorship

By John Dastmalchi

Title owner

southeasterly corner of that certain parcel of land described in deed to Jerome H. Thompson, et ux., by document recorded January 12, 1989, as Instrument No. 10733 of Official Records of said Riverside County;

THENCE North 0°23'45" West, at right angle to said northerly line of Arlington Avenue, and along the easterly line of said parcel as described in said deed, a distance of 150 feet to a point in the southerly line of said Parcel 4; said point also being the northeasterly corner of said parcel as described in said deed;

THENCE South 89°36'15" West along said southerly line of Parcel 4 and along the northerly line of said parcel as described in said deed, a distance of 17.19 feet to a point in the easterly line of the B.N.S.F. Railroad (formerly A.T. & S.F. Railroad) right-of-way as shown by said Parcel Map No. 13630; said point being in a curve concaving northwesterly, having a radius of 1579.47 feet and from which point the radius bears North 64°36'06" West;

THENCE southwesterly to the right along said curve through a central angle of 6°13'05" an arc length of 171.41 feet to the POINT OF BEGINNING.

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

Mark S. Brown 12/20/97 prep. *kg*

Mark S. Brown, L.S. 5655
License Expires 9/30/99

Date



Dated 12/8/97

John Dastmalchi

JOHN DASTMALCHI also known as
Yahya Dastmalchian

sg

LOGICAL OPERATIONS, a sole proprietorship

By *John Dastmalchi*

Title owner

GENERAL ACKNOWLEDGMENT

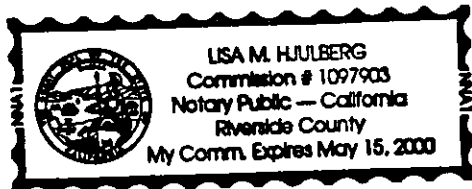
State of California }
County of Riverside } ss

On 12-8-97, before me Lisa M. Hjulberg
(date) (name)

a Notary Public in and for said State, personally appeared

John Dastmalchi aka Yahya Dastmalchian
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.

Lisa M. Hjulberg
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

- () Guardian/Conservator

() Individual(s) and

- () Trustee(s)

() Other

sole proprietor

- () Partner(s)

() General

() Limited

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

Logical Operations

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

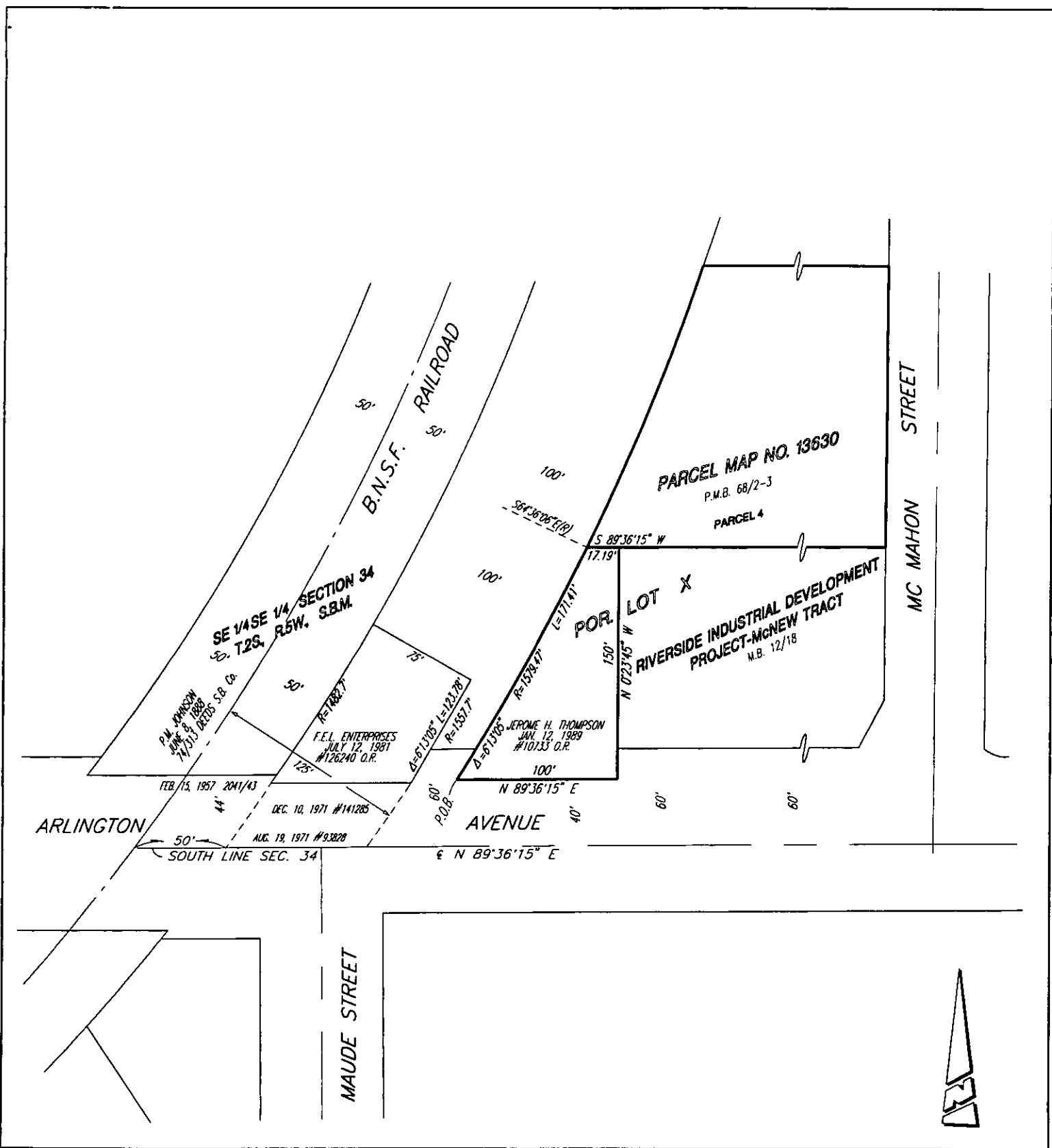
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 12/9/97

CITY OF RIVERSIDE

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

APPROVED [Signature]



• 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

54.3
54.3

SCALE: N.T.S.

DRAWN BY: Kgs 10/20/97

SUBJECT: ARLINGTON AVENUE UNDERPASS - LOGICAL