

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

Corporation Quitclaim Deed

Affix I. R. S. \$.....

400A 3-57

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ANZA REALTY COMPANY

a corporation organized under the laws of the state of **California**

hereby REMISES, RELEASES AND QUITCLAIMS to

CITY OF RIVERSIDE

the following described real property in the state of California, county of **Riverside**

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated _____

From: Anza Realty Co.

For: Per Lots 20, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

to the City of Riverside, a municipal corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-3-58 in Bk. 2374 O.R. pg. 339 Et Seq. Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned,

Dated _____
Property Management Officer

Return Deed to: Office of City Clerk
Riverside, California

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its **Vice** President and **Assistant** Secretary thereto duly authorized.

Dated: November 15, 1961

STATE OF CALIFORNIA
COUNTY OF
RIVERSIDE

} SS.

ANZA REALTY COMPANY

By: [Signature] Vice President

By: [Signature] Asst. Secretary

On November 15, 1961
before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard H. Miller

known to me to be the **Vice** President and H. E. Coffey

known to me to be the **Asst.** Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

(Seal) [Signature]
Notary Public in and for said County and State.
My Commission Expires Oct. 25, 1968

SPACE BELOW FOR RECORDER'S USE ONLY

INDEXED 11-27-61
3026 574
10167L

WHEN RECORDED MAIL TO

ALL THAT PORTION of Lots 20, 24, 29, "E" and "F" of Alcazar Tract as recorded in Book 16, Pages 31 to 34 of Maps, Records of Riverside County, California, more particularly described as follows:

BEGINNING at the Northwest corner of Lot 401, Sierra Foothills Tract No. 7, as recorded in Book 35, Pages 27 and 28 of Maps, Records of Riverside County, California, said point being also on the Easterly line of Wohlstetter Street, as shown on said map of Sierra Foothills No. 7;

THENCE North $0^{\circ} 30' 30''$ East 75 feet to the beginning of a curve;
THENCE curving to the right with a radius of 25 feet through a central angle of 90° , a distance of 39.27 feet to a point on the Southerly line of Philbin Avenue;

THENCE along the Southerly line of said Philbin Avenue South $89^{\circ} 29' 30''$ East 740.0 feet to the Northwest corner of Sierra Foothills Tract No. 9 as recorded in Book 37, Pages 51 and 52 of Maps, Records of Riverside County, California;

THENCE along the Westerly line of said Sierra Foothill No. 9, South $0^{\circ} 30' 30''$ West 1484.50 feet to the Southwest corner thereof, said point being also the Northeasterly corner of Lot 612, Sierra Foothills No. 11, as recorded in Book 39 of Maps, Pages 15, 16 and 17, Records of said County;

THENCE along the Northeasterly line of said Sierra Foothills No. 11, North $69^{\circ} 01' 20''$ West 699.15 feet to a point on the Easterly line of Sierra Foothills Tract No. 7, hereinbefore mentioned;

THENCE along the Easterly line of said Sierra Foothills Tract No. 7 North $0^{\circ} 30' 30''$ East 1140.0 feet to the Northeast Corner of said Lot 401;

THENCE along the Northerly line of said Lot 401, North $89^{\circ} 29' 30''$ West 110.0 feet to the POINT OF BEGINNING.

CONTAINING 20.73 Acres.

RESERVATION THEREUPON: The reservation unto Grantor of all metals, minerals, petroleum, natural gas and other hydro-carbon substances existing and lying beneath and below 500 feet of the surface of said real property, provided and excepting however that neither Grantor, its successors nor assigns shall have any right of entry upon or across the surface of said property nor within nor closer to said surface than 500 feet thereof for the purpose of exploring for, drilling, developing or removing or otherwise, any of said metals, minerals, petroleum, natural gas or any other hydro-carbon substances.

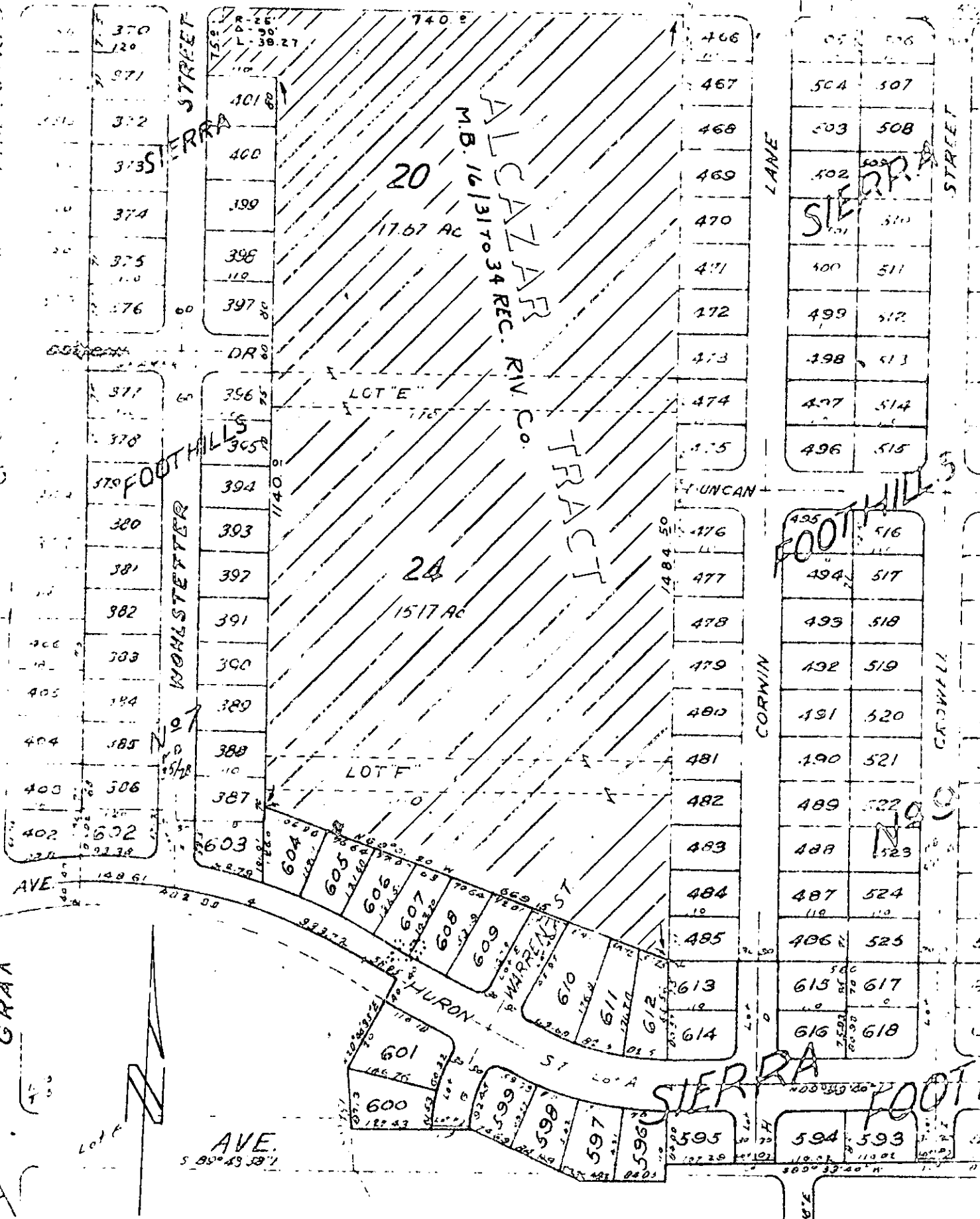
SUBJECT TO: Taxes for the fiscal year 1961-62, a lien not yet payable; and to covenants, conditions, restrictions, reservations, easements, rights and rights of way of record;

SUBJECT FURTHER: To the condition that said real property be improved by the placement of recreational facilities on a portion thereof and the development of a portion thereof as a public park and recreation area within three (3) years from the date hereof, including but not limited to, the planting of trees and the development of a shade and picnic area on a portion thereof within one (1) year from the date hereof; and the reservation unto Grantor for the right of entry for condition broken in the event any of such conditions are not performed within the respective periods herein set forth. By the acceptance and recordation hereof, the City of Riverside agrees to the aforesaid conditions and further agrees, in the event of a breach of any of said conditions and the exercise of the right of entry for condition broken by the Grantor hereunder, to execute upon demand without further consideration such papers and documents as shall be reasonably requested to reconvey unto Grantor the right, title and interest hereunder quitclaimed to the City of Riverside and all right, title and interest of the City of Riverside in and to said real property.

SUBJECT FURTHER: To the condition that said real property be used as a public park or recreation area

TO HAVE AND TO HOLD said real property commencing three (3) years after the date hereof only so long as said real property is used as a public park or recreation area, Reserving unto Grantor the Right of Reversion of said real property unto Grantor in the event said real property or any portion thereof is not used for a public park or recreation area at any time after three (3) years after the date hereof. By the acceptance and recordation hereof, the City of Riverside agrees to use the said real property as herein provided and in the event the right of reversion unto Grantor becomes effective as herein provided, to execute upon demand without further consideration, such papers and documents as shall be reasonably requested to reconvey unto Grantor the right, title and interest hereunder quitclaimed to the City of Riverside, and all right, title and interest of the City of Riverside in and to said real property.

PHILBIN



SCALE: 1" = 200'

PLAT

SHOWING PROPERTY TO BE ACQUIRED