

4009

When recorded mail to:  
City Clerk's Office  
City of Riverside  
City Hall  
Riverside, California 92501  
2601 Third St. (Bldg. Permit)

RECEIVED FOR RECORD  
JAN 12 1976  
35 Min. Past 3 o'clock P.M.  
City Clerk  
Book 1776, Page 4009  
Recorded in Official Records  
of Riverside County, California  
W.H. DeBorja Recorder  
FEES \$ \_\_\_\_\_

DOCUMENTARY TRANSFER TAX  
\$ \_\_\_\_\_  None

Signature \_\_\_\_\_  
CITY OF RIVERSIDE

FOR RECORDER'S OFFICE USE ONLY

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

8561

Project 2601 Third Street  
Building Permit

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
BLUE BANNER COMPANY, INC., a California Corporation

does hereby remise, release, and forever quitclaim to the CITY OF  
RIVERSIDE the real property in the City of Riverside, County of Riverside,  
State of California, described as follows:

That portion of the fractional N. W. QUARTER OF SECTION 24, T.  
2 S., R. 5 W., San Bernardino Meridian, as shown by United  
States Government Survey, described as follows:

BEGINNING at the intersection of the southeasterly right of  
way line of the Southern Pacific Railroad Co., as said right  
of way is described by a deed recorded in Book 48 of Deeds,  
page 269 et seq., Records of Riverside County, California, with  
the northeasterly line of THIRD STREET, as said street is shown  
on Map of WHITE'S ADDITION, recorded in Book 6 of Maps, at page  
48 thereof, Records of San Bernardino County, California;

Thence South 60° 51' 54" East, along said northeasterly line,  
133.16 feet to an angle point in the northerly line of said  
THIRD STREET; said northerly line also being parallel with and  
distant 33 feet Northerly, as measured at right angle, from the  
southerly line of Lot 2 of said fractional N. W. QUARTER OF  
SECTION 24;

Thence North 89° 22' 25" East, along said northerly line, 374.20  
feet to the southwest corner of that certain parcel of land con-  
veyed to Southern Pacific Co., by a deed recorded in Book 755  
of Deeds, page 184 et seq., Records of said Riverside County;

Thence North 0° 37' 35" West, along the westerly line of said  
parcel so conveyed to Southern Pacific Co., 6.00 feet to a line  
which is parallel with and distant 39.00 feet Northerly, as  
measured at right angle, from the centerline of said THIRD  
STREET;

Thence South 89° 22' 25" West, along said parallel line, 214.79  
feet to the beginning of a tangent curve with a radius of 556.00  
feet and concaving Northeasterly;

Thence Northwesterly, along said curve, an arc length of 68.38  
feet thru a central angle of 7° 02' 48" to a point hereinafter  
referred to as point "A";

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Thence South 89° 22' 25" West, 27.94 feet to a point hereinafter referred to as point "B";

Thence North 0° 37' 35" West, 4.18 feet to the beginning of a curve with a radius of 556.00 feet and concaving Northeasterly;

Thence Northwesterly, along said curve, an arc length of 35.68 feet thru a central angle of 3° 40' 37" to a point hereinafter referred to as point "C";

Thence South 29° 08' 06" West, 13.58 feet to a point hereinafter referred to as point "D";

Thence North 60° 51' 54" West, 58.72 feet to a point hereinafter referred to as point "E"; said point also being the beginning of a curve with a radius of 556.00 feet and concaving Northeasterly;

Thence Northwesterly, along said curve, an arc length of 37.81 feet thru a central angle of 3° 53' 46" to a point hereinafter referred to as point "F";

Thence South 29° 08' 06" West, 5.01 feet to a point hereinafter referred to as point "G";

Thence North 60° 51' 54" West, 50.85 feet to a point hereinafter referred to as point "H"; said point also being in said southeasterly right of way line of the Southern Pacific Railroad Co.;

Thence South 29° 08' 06" West, along said southeasterly line, 9.05 feet to the point of beginning;

EXCEPTING therefrom that portion described as follows:

COMMENCING at the intersection of the north line of THIRD STREET (formerly Blaine Street), with the northerly prolongation of the centerline of PARK AVENUE;

Thence Westerly, along said north line, 20 feet to THE TRUE POINT OF BEGINNING;

Thence at right angle Northerly 160 feet;

Thence at right angle Westerly 60 feet;

Thence at right angle Southerly 160 feet;

Thence Easterly, along said north line of THIRD STREET, to THE TRUE POINT OF BEGINNING.

The courses between hereinabove described points A and B, Points C, D, and E, and Points F, G, and H, respectively, are along the southerly, the southeasterly and the southwesterly lines of the existing buildings as shown on the attached plat.

Area: 4,629.76 square feet (or 0.106 acres)

DESCRIPTION APPROVAL  
by *George P. Hutchinson* 4/17/75  
SURVEYOR

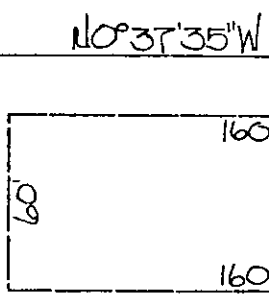
APPROVED AS TO FORM  
*Frank D. King*  
ASSR. CLERK

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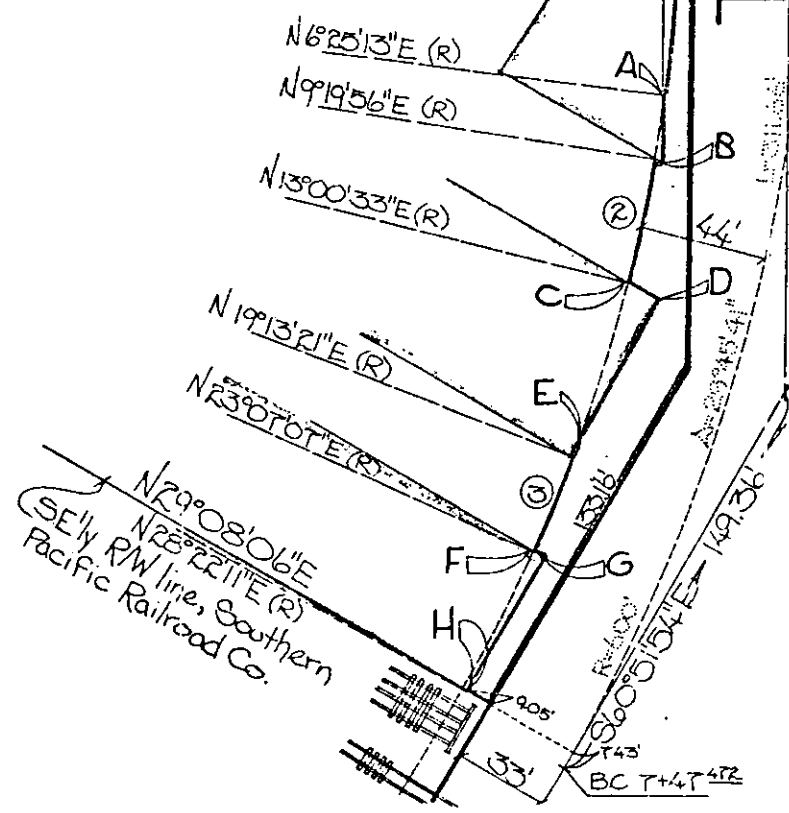
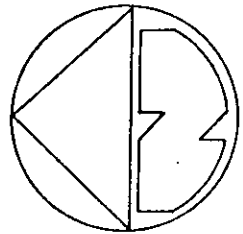


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W 1/4 line of 8.271 acre Parcel  
Described in Book T55 of Deeds  
At Page 184 of saq., Rec. of Riv. Co.



Por of The  
**N.W. 1/4, Sec. 24**  
T.25, R.5W. S.B.M.



E. OF PARK AVENUE  
b1 N 89° 24' W 379.89'

Z	Radius	A	Length
1	556'	7° 02' 48"	68.38'
2	556'	3° 40' 31"	35.68'
3	556'	3° 53' 46"	37.81'

Bearings are based on the E. of THIRD STREET being S 89° 24' W as shown by Map Book 34, Page 38. Rec. of Riv. Co.

• 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.

SCALE: 1" = 50'    DRAWN BY J.V.    DATE 4/10/75    SUBJECT 2601 Third Street. (Building Permit)

SHEET 1 OF 1    3/8

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