

No Fee - Govt Code 6103 4011

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall-3900 Main Street
Riverside, Ca. 92501
Blaine & Canyon Crest

DOCUMENTARY TRANSFER TAX
\$ None
Signature
CITY OF RIVERSIDE

RECEIVED FOR RECC.
JAN 12 1976
35 Min. Part 3 o'clock P.M.
At Registry of
City Clerk
Book 1976 Page 4011
Recorded in Official Records
of Riverside County, California
W.H. Dabagh Recorder
FEES \$

QUITCLAIM DEED

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM 8563

Barbara Pauer
RECORDER

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a political body.

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:

PARCEL 1

That portion of the NORTHWEST QUARTER of the SOUTHWEST QUARTER OF SECTION
20, Township 2 South, Range 4 West, San Bernardino Meridian, described as
follows:

Commencing at the intersection of the centerline of BLAINE STREET with the
centerline of CANYON CREST DRIVE;

Thence South 00° 00' 25" West, along said centerline of Canyon Crest Drive,
59.07 feet;

Thence South 89° 59' 35" East, 33.00 feet to the TRUE POINT OF BEGINNING;
said point being a point in the east line of Canyon Crest Drive;

Thence North 00° 00' 25" East, along said east line of Canyon Crest Drive,
23.03 feet to a point in the south line of Blaine Street as conveyed to the
County of Riverside as Parcel 1 by deed recorded July 8, 1958, as Instrument
No. 48561 of Official Records of Riverside County, California;

Thence South 89° 55' 15" East, along said south line of Blaine Street,
26.03 feet;

Thence South 00° 04' 45" West, 2.00 feet to a line which is parallel with
and distant 38.00 feet South, as measured at right angle, from said center-
line of Blaine Street;

Thence North 89° 55' 15" West, along said parallel line, 14.96 feet to a
point in a non-tangent curve concave Southeasterly and having a radius of
23.00 feet; the radial line to said point of said curve bears North 34° 13'
25" West;

Thence Southwesterly, along said curve, an arc length of 9.53 feet thru a
central angle of 23° 44' 51" to a line which is parallel with and distant
37.50 feet east, as measured at right angle, from said centerline of Canyon
Crest Drive;

Thence South 00° 00' 25" West, along said parallel line, 14.20 feet;

Thence North 89° 59' 35" West, 4.50 feet to said TRUE POINT OF BEGINNING.

Area: 166 square feet.

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PARCEL 2

That portion of LOT 33 of EAST RIVERSIDE LAND COMPANY'S Subdivision in SECTION 19, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by map recorded in Book 6 of Maps, at Page 44 thereof, Records of San Bernardino County, California, described as follows:

Commencing at said intersection of the centerline of Blaine Street with the centerline of Canyon Crest Drive;

Thence South $00^{\circ} 00' 25''$ West, along said centerline of Canyon Crest Drive, 66.81 feet;

Thence North $89^{\circ} 59' 35''$ West, 44.00 feet to the TRUE POINT OF BEGINNING; said point being a point in the west line of Canyon Crest Drive;

Thence North $00^{\circ} 00' 25''$ East, along said west line of Canyon Crest Drive, 22.93 feet to a point in the south line of said Blaine Street;

Thence North $89^{\circ} 49' 44''$ West, along said south line of Blaine Street, 22.93 feet to the beginning of a curve, concave Southwesterly and having a radius of 23.00 feet; the radial line to the beginning of said curve bears North $00^{\circ} 10' 16''$ East;

Thence Southeasterly, along said curve, an arc length of 36.06 feet thru a central angle of $89^{\circ} 50' 09''$ to said TRUE POINT OF BEGINNING.

Area: 112.8 square feet.

PARCEL 3

That portion of LOT 32 of EAST RIVERSIDE LAND COMPANY'S Subdivision in SECTION 19, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by map recorded in Book 6 of Maps, at Page 44 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the southeast corner of said Lot 32;

Thence North $89^{\circ} 49' 44''$ West, along the south line of said Lot 32, a distance of 15.00 feet to the most westerly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded February 7, 1964, as Instrument No. 16442 of Official Records of Riverside County, California; said corner also being the TRUE POINT OF BEGINNING;

Thence North $00^{\circ} 10' 16''$ East, 5.00 feet to a line which is parallel with and distant 38.00 feet North, as measured at right angle, from the centerline of BLAINE STREET;

Thence South $89^{\circ} 49' 44''$ East, along said parallel line, 11.44 feet to a point in the northwesterly line of said parcel of land conveyed to the City of Riverside February 7, 1964, as Instrument No 16442;

Thence South $66^{\circ} 34' 25''$ West, along said northwesterly line, 12.49 feet to said TRUE POINT OF BEGINNING.

Area: 28.6 square feet.

PARCEL 4

That portion of the SOUTHEAST QUARTER of the NORTHEAST QUARTER of SECTION 19, Township 2 South, Range 4 West, San Bernardino Meridian, lying Easterly of Lot 32 of EAST RIVERSIDE LAND COMPANY'S Subdivision in said Section 19, as shown by map recorded in Book 6 of Maps, at Page 44 thereof, records of San Bernardino County, California, described as follows:

BEGINNING at the most northerly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded February 7, 1964, as Instrument No. 16442 of Official Records of Riverside County, California; said corner also being a point in a line parallel with and distant 23.00 feet West, as measured at right angle, from the centerline of CANYON CREST DRIVE;

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Thence North 00° 00' 54" West, along said parallel line, 11.08 feet;

Thence South 89° 59' 06" West, 2.50 feet to a line which is parallel with and distant 25.50 feet West, as measured at right angle, from said centerline of Canyon Crest Drive;

Thence South 00° 00' 54" East, along said parallel line, 14.06 feet to a point in the northwesterly line of said parcel conveyed to the City of Riverside February 7, 1964, as Instrument No. 16442;

Thence North 40° East, along said northwesterly line, 3.89 feet to said POINT OF BEGINNING.

Area: 31.4 square feet.

That land lying easterly of the easterly line of Lot 32 was declared a public highway March 12, 1892, by Road Book A. page 172, San Bernardino County Records.

So long as traffic signals shall be installed at the intersection of Canyon Crest Drive and Blaine Street within the City of Riverside, California, within one year from the date of execution of this deed; and so long as said traffic signals are not permanently removed by the city of Riverside. In the event said traffic signals are not installed within one year from the date of execution of this deed, or in the event said traffic signals are permanently removed from said intersection or permanently cease to be used as traffic control devices, then the estate created by this conveyance shall automatically revert to the Regents of the University of California, its assigns and successors, without the necessity for any action to effect said reversion.

DESCRIPTION APPROVAL
George Mitchell 2575 10/

APPROVED AS TO FORM:

James Richard, Jr.
JAMES RICHARD, JR.
ASSISTANT COUNSEL OF THE REGENTS
OF THE UNIVERSITY OF CALIFORNIA

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a political body

Dated December 31, 1975

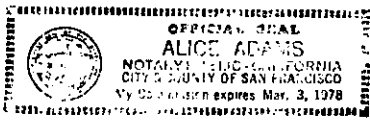
Elinor R. Heller CHAIRMAN
Margaret A. Herlihy SECRETARY

State of California } ss.
County of San Francisco

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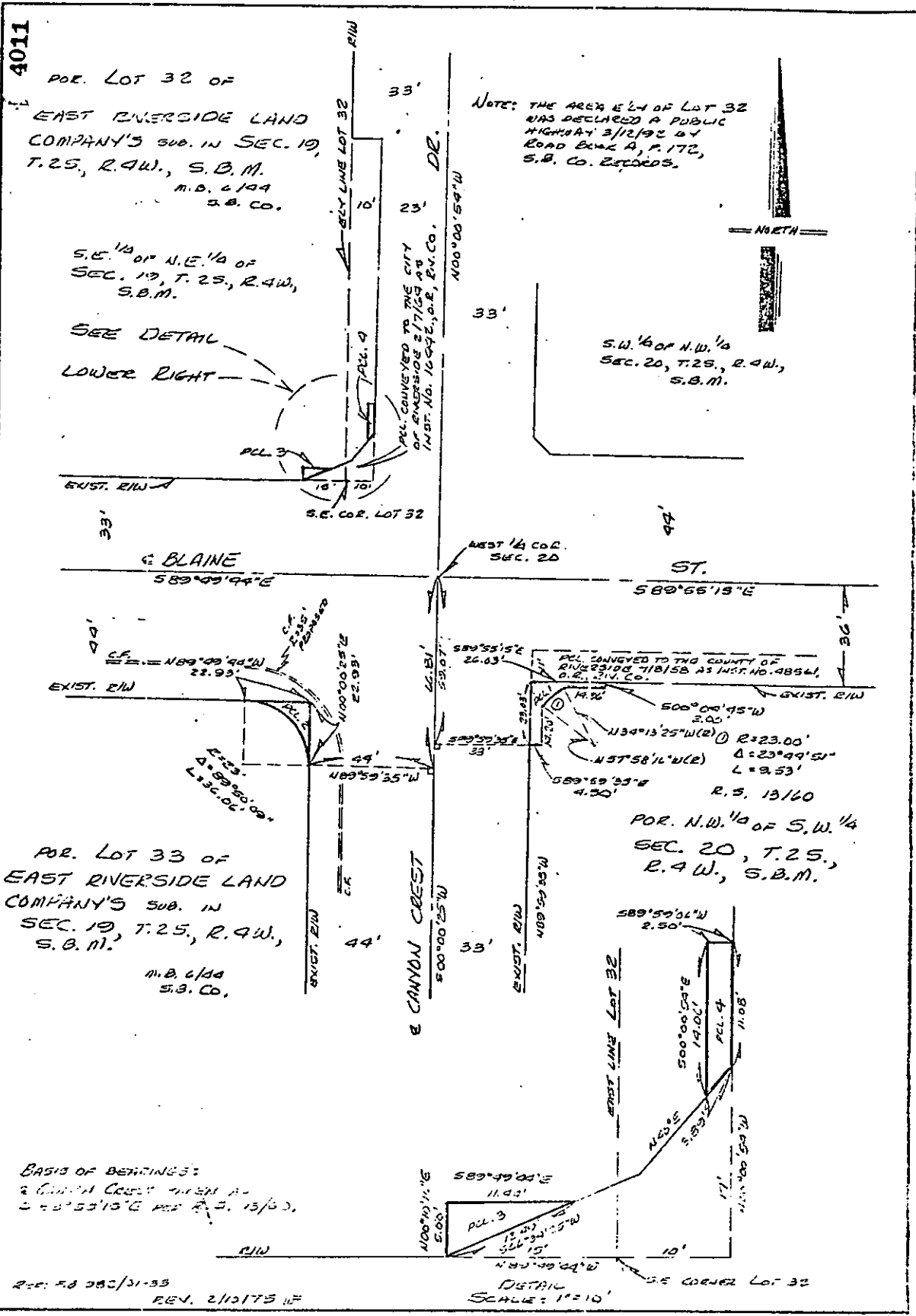
On this 31st day of December, 1975, before me, ALICE ADAMS, a Notary Public in and for said County of San Francisco, duly commissioned and sworn, personally appeared ELINOR R. HELLER, known to me to be the Chairman of The Regents of the University of California, a public corporation, and known to me to be the person who executed the within instrument on behalf of said public corporation and acknowledged to me that The Regents of the University of California executed the same.

In Witness Whereof, I have hereunto set my hand, and affixed my Official Seal, at my office in the County of San Francisco, the day and year in this Certificate first above written.



Alice Adams
ALICE ADAMS, Notary Public
County of San Francisco, State of California
Commission expires 3-3-78

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POR. LOT 32 OF
EAST RIVERSIDE LAND
COMPANY'S SUB. IN SEC. 19,
T.25, R.4W., S.B.M.
M.D. 6/194
S.B. CO.

S.E. 1/4 OF N.E. 1/4 OF
SEC. 19, T.25, R.4W.,
S.B.M.

SEE DETAIL
LOWER RIGHT

NOTE: THE AREA E-W OF LOT 32
WAS DECLARED A PUBLIC
HIGHWAY 3/12/32 BY
ROAD BOND A, P. 172,
S.B. CO. RECORDS.

NORTH

POR. LOT 33 OF
EAST RIVERSIDE LAND
COMPANY'S SUB. IN
SEC. 19, T.25, R.4W.,
S.B.M.
M.D. 6/194
S.B. CO.

POR. N.W. 1/4 OF S.W. 1/4
SEC. 20, T.25,
R.4W., S.B.M.

BASIS OF BEARINGS:
2 CANYON CREST WHEN A-
2 = 58°53'13"E PER R.S. 13/60.

REV. 5/8 282/31-33
REV. 2/12/75 HZ

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	12/18-2 13-2 20-3
SCALE: 1" = 90'	DRAWN BY HZ DATE 1/16/75	SUBJECT BLAINE @ CANYON CREST	

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