

When recorded mail to:

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City of Riverside  
Property Services Division  
City Hall, 3900 Main Street  
Riverside, California 92501

No Tax

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Book 1977, Page 41373

Recorded in Official Records  
of Riverside County, California

W.A. Budd  
Recorder  
FEB 1 1977

FOR RECORDER'S OFFICE USE ONLY

Project: Parcel Map 8798  
Indiana Avenue E'ly of  
Jefferson

QUITCLAIM DEED

8862

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
the CITY OF RIVERSIDE, a Municipal Corporation, does hereby remise, release,  
and forever quitclaim to W. A. BUDD CORP., A California Corporation,

the real property in the City of Riverside, County of Riverside, State of  
California, described as follows:

That portion of Lot 4 of the EL GRANDE TRACT, on file in Book  
5, Page 174 of Maps, records of Riverside County, California  
lying Northwesterly and Southeasterly of (and not contained  
within) the following described property:

BEGINNING at a point in the Northeasterly line of said Lot 4,  
which bears South 33° 58' 41" East, 24.91 feet from the most  
Northerly corner of said Lot;

THENCE South 33° 58' 41" East, along said Northeasterly line  
of said Lot, a distance of 33.00 feet;

THENCE South 56° 09' 34" West, 12.38 feet to the beginning of  
a tangent curve concave southeasterly and having a radius of  
157.00 feet;

THENCE Southwesterly, along said curve, an arc length of 58.36  
feet thru a central angle of 21° 17' 57" to the beginning of  
a compound curve concave southeasterly and having a radius of  
267.00 feet;

THENCE Southwesterly, along said curve, an arc length of 95.91  
feet thru a central angle of 20° 34' 52";

THENCE South 14° 16' 45" West, 79.30 feet to the beginning of  
a tangent curve concave northwesterly and having a radius of  
318.00 feet;

THENCE Southwesterly, along said curve, an arc length of 13.69  
feet thru a central angle of 2° 27' 58" to the Southwesterly  
line of said Lot 4;

THENCE North 33° 58' 41" West, along the Southwesterly line  
of said Lot 4 and its Northwesterly prolongation, a distance  
of 43.83 feet to the Southeasterly line of Parcel 2 as shown  
by map on file in Book 8 at Page 93 of Parcel Maps, records  
of Riverside County, California;

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THENCE North 14° 16' 45" East, along said Southeasterly line of said Parcel 2, a distance of 63.80 feet, to the beginning of a tangent curve concave southeasterly and having a radius of 300.00 feet;

THENCE Northeasterly, along said curve, an arc length of 107.76 feet thru a central angle of 20° 34' 52" to the beginning of a compound curve concave southeasterly and having a radius of 190.00 feet;

THENCE Northeasterly, along said curve, an arc length of 70.63 feet thru a central angle of 21° 17' 57";

THENCE North 56° 09' 34" East, 12.30 feet to said POINT OF BEGINNING.

EXCEPTING and RESERVING therefrom any and all easements and rights of way of record.

The City of Riverside and W.A. Budd Corp. do hereby agree that the sole purpose of this document is to delineate the boundaries of the fee ownership of the Riverside Water Company Canal (33 feet wide) as it now exists within and adjacent to said Lot 4. No other fee or easement rights are relinquished or subordinated by this document.

DESCRIPTION APPROVAL  
By George P. Hutchins 3/24/77 by W.F.  
Surveyor

DESCRIPTION APPROVED  
PUBLIC UTILITIES DEPT.  
By [Signature] 3/10/77

CITY OF RIVERSIDE, a Municipal Corporation  
Dated March 9, 1977  
By [Signature] Mayor  
Attest Alice A. Hare City Clerk

STATE OF CALIFORNIA) ss.  
COUNTY OF RIVERSIDE)

On this 9th day of March, 1977, before me, Margaret I. Allen, a Notary Public in and for said County and State, personally appeared Ben H. Lewis, Mayor, and Alice A. Hare, City Clerk of the

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 3-9-77 from City of Riverside to W.A. Budd for part of Lot 4 El Grande Tract

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 12-29-66 by Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 3-10-77  
[Signature] Property Services Manager

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