QUITCLAIM DEED

LAURENCE S. JONES and MARGARET JONES, husband and wife;
~~ALBERT WEISS and MILDRED N. WEISS, husband and wife;~~
JACK COOK and BETTY H. COOK, husband and wife,

for a valuable consideration do hereby remise, release and forever quitclaim to the CITY OF RIVERSIDE, a Municipal Corporation of the State of California, all right, title and interest, if any, in and to that certain road right-of-way, 30 feet in width, as set forth in deed to ERROL K. FLEMING, et al, recorded in Book 737 of Deeds, page 22 thereof, Records of Riverside County, California, and more particularly described as follows: -

A right-of-way for road purposes over those portions of Parcels 1, 2, 3, 4 and 7, as shown on Plat of a Record of Survey on file in Book 8, page 32, Records of Surveys, records of said Riverside County, in a strip of land 30 feet in width, being 15 feet each side of the following described line.

Commencing at the Southwest corner of Section 36, Township 2 South, Range 5 West, San Bernardino Base and Meridian; thence North 89° 20' East a distance 686 feet; thence North 21° 36' East a distance of 276.2 feet to the true point of beginning;

Thence North 37° 49' West a distance of 136.62 feet; thence along a curve concave to the Southwest, having a radius of 200 feet, a distance of 87.15 feet, being 24° 58' of arc; thence North 62° 47' West a distance of 233.28 feet; thence along a curve concave to the Northeast, having a radius of 130 feet, a distance of 112.99 feet, being 49° 48' of arc; thence North 12° 59' West a distance of 74.47 feet; thence along a curve concave to the East, having a radius of 175 feet, a distance of 120.03 feet, being 39° 18' of arc;

Thence North 26° 19' East a distance of 388.36 feet; thence along a curve concave to the Southeast, having a radius of 200 feet, a distance of 83.08 feet, being 23° 48' of arc; thence North 50° 07' East a distance of 120.85 feet; thence along a curve concave to the South, having a radius of 60 feet, a distance of 67.45 feet, being 64° 25' of arc; thence South 65° 28' East a distance of 179.71 feet; thence along a curve concave to the Southwest, having a radius of 50 feet, a distance of 49.19 feet, being 56° 22' of arc; thence South 09° 06' East a distance of 93.98 feet; thence along a curve concave to the North, having a radius of 50 feet, a distance of 107.81 feet, being 122° 33' of arc.

Thence North 48° 21' East a distance of 128.12 feet; thence along a curve concave to the South, having a radius of 100 feet, a distance of 132.3 feet, being 75° 48' of arc; thence South 55° 51' East a distance of 126.6 feet, thence along a curve concave to the North, having a radius of 200 feet, a distance of 113.92 feet, being 32° 38' of arc; thence South 88° 29' East a distance of 28.98 feet; thence along a curve concave to the Northwest, having a radius of 100 feet, a distance of 100.06 feet, being 57° 20' of arc; thence North 34° 11' East a distance of 40.33 feet; thence along a curve concave to the Northwest, having a radius of 200 feet, a distance of 102.86 feet, being 29° 28' of arc;

Thence North 04° 43' East a distance of 72.68 feet; thence along a curve concave to the Southeast, having a radius of 50 feet, a distance

RECORDED Aug. 11, 1961
BOOK 2961 PAGE 439
OFFICIAL RECORDS, RIV. CO.
INSTRUMENT NO. 69062

4-40

#4107

of 46.71 feet, being 53° 32' of arc; thence North 58° 15' East a distance of 48.58 feet; thence North 35° 10' East a distance of 43.8 feet to the southerly line of Central Avenue (now known as Sunset Drive) as conveyed to the City of Riverside by Deed recorded in Book 556 of Deeds, page 283 thereof, Records of said Riverside County, also a right-of-way for road purposes over those portions of Parcels 4 and 7 included in a strip of land 30 feet wide, being 15 feet on each side of the following described line; beginning at the most easterly corner of Parcel 7, as shown on said Record of Survey above referred to; thence South 53° 32' West a distance of 189.82 feet; thence South 83° 36' West a distance of 96.36 feet; thence North 60° 30' West, a distance of 281.32 feet.

EXCEPTING from said 30 foot road right-of-way all that portion adjoining the northerly and easterly lines of Parcel 7 as shown on said Record of Survey above referred to.

DATED 6-12-61

(S)
Laurence S. Jones

(S)
Margaret Jones

~~Albert Weiss~~

~~Mildred N. Weiss~~

(S)
Jack Cook

(S)
Betty H. Cook

#4107