

RECORDING REQUESTED BY:

Recording Requested By
First American Title Insurance Company

RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

OCT - 8 1991

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

W. J. [Signature] 14

WHEN RECORDED MAIL TO:

CITY CLERK
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

349537

1420074-25

PARTIAL RELEASE AND SATISFACTION

The undersigned, in consideration of the sum of \$10,000 paid as directed by T & S Development, Inc., out of proceeds of escrow, to the City of Riverside, does hereby release the following described property situated in the City of Riverside, County of Riverside, State of California:

Parcel 1:

Those portions of Parcels 2, 3, 5 and 7 of Parcel Map 15817, on file in Book 86 of Parcel Maps at Pages 42 and 43 thereof, Records of Riverside County, California, together with that portion of Parcel 2 of Parcel Map 18671 on file in Book 107 of Parcel Maps at Pages 41 and 42 thereof, Records of Riverside County, California, described as follows:

BEGINNING at the most northerly corner of said Parcel 2 of Parcel Map 15817;

Thence South 56° 21' 15" West along the northwesterly line of said Parcel 2, a distance of 101.81 feet to the most westerly corner thereof;

Thence South 33° 38' 10" East along the southwesterly line of said Parcel 2, a distance of 397.04 feet to a point therein;

Thence North 56° 21' 50" East, a distance of 100.00 feet;

Thence South 33° 38' 10" East, a distance of 135.17 feet;

Thence South 56° 21' 50" West, a distance of 100.00 feet to a point in the southwesterly line of said Parcel 2;

Thence North 33° 38' 10" West, along said southwesterly line, a distance of 72.28 feet to a point therein;

Thence South 56° 21' 50" West, a distance of

1 229.30 feet to a point in the southwesterly line of
said Parcel 7;

2 Thence South 33° 38' 36" East, along said
3 southwesterly line, a distance of 610.97 feet to the
4 most westerly corner of said Parcel 9 of said Parcel
5 Map;

6 Thence North 56° 21' 50" East, along the
7 northwesterly line of said Parcel 9, a distance of
8 208.50 feet to the most northerly corner thereof;

9 Thence South 33° 38' 10" East, along the
10 northeasterly line of said Parcel 9, a distance of
11 240.12 feet to the most easterly corner thereof;

12 Thence North 56° 21' 00" East, along the
13 southeasterly line of said Parcel 7 and along the
14 boundary line of Parcel 2 of Parcel Map 18671, as
15 shown by Parcel Map on file in Book 107 of Parcel
16 Maps at Pages 41 and 42 thereof, Records of
17 Riverside County, California, a distance of 78.18
18 feet to the most easterly corner of that certain
19 parcel of land conveyed to CTS Properties by Deed
20 recorded October 22, 1982 as Instrument No. 185245
21 of Official Records of Riverside County, California;

22 Thence North 33° 38' 10" West, along the
23 northeasterly line of the parcel so conveyed, a
24 distance of 139.08 feet to the most northerly corner
25 thereof;

26 Thence South 56° 21' 50" West, along the
27 northwesterly line of the parcel so conveyed to CTS
Properties as aforesaid and along the southeasterly
line of that certain parcel of land conveyed to Saga
Property Management Corporation by Deed recorded
October 26, 1982 as Instrument No. 185422 of
Official Records of Riverside County, California, a
distance of 18.12 feet to the most southerly corner
of the parcel conveyed to Saga Property Management
Corporation as aforesaid;

Thence North 33° 38' 10" West, along the
southwesterly line of the parcel so conveyed to Saga
Property Management Corporation, a distance of
147.99 feet to the most westerly corner thereof,
said point also being in the southeasterly line of
Parcel 8 of said Parcel Map 15817;

Thence South 56° 21' 50" West, along said
southeasterly line, a distance of 39.33 feet to the
most southerly corner of said Parcel 8;

Thence North 33° 38' 10" West, along the
southwesterly line of said Parcel 8, a distance of
217.80 feet to the most westerly corner thereof;

Thence North 56° 21' 50" East, along the
northwesterly line of said Parcel 8, a distance of
400.00 feet to the most northerly corner thereof;

Thence North 33° 38' 10" West, along the
northeasterly line of said Parcel 7, a distance of

1 103.20 feet to the most easterly corner of that
2 certain parcel of land conveyed to Riverside
3 Restaurant Associates Leasing by Deed recorded
4 March 1, 1984 as Instrument No. 53067 of Official
5 Records of Riverside County, California;

6 Thence South 56° 21' 50" West, along the
7 southeasterly line of said last mentioned parcel so
8 conveyed as aforesaid, a distance of 287.00 feet to
9 the most southerly corner thereof;

10 Thence North 33° 38' 10" West, along the
11 southwesterly line of said last mentioned parcel so
12 conveyed as aforesaid, a distance of 139.00 feet to
13 the most westerly corner thereof;

14 Thence North 56° 21' 50" East, along the
15 northwesterly line of said last mentioned parcel so
16 conveyed as aforesaid, a distance of 66.70 feet to a
17 point in the northeasterly line of the southwesterly
18 77.86 feet of said Parcels 3 and 5 of Parcel Map
19 15817;

20 Thence North 33° 38' 10" West, along said
21 northeasterly line, 226.95 feet to a point in the
22 northwesterly line of said Parcel 3;

23 Thence South 56° 21' 15" West, along the
24 northwesterly line of said Parcel 3, a distance of
25 77.86 feet to the most westerly corner thereof, said
26 point being in the northeasterly line of said Parcel
27 2;

Thence North 33° 38' 23" West, along said
northeasterly line, a distance of 337.00 feet to the
POINT OF BEGINNING.

Parcel 2:

Parcel 1 as shown by Parcel Map 15817 on file in
Book 86 of Parcel Maps at Pages 42 and 43 thereof,
Records of Riverside County, California.

Parcel 3:

Parcel 4 as shown by Parcel Map 15817 on file in
Book 86 of Parcel Maps at Pages 42 and 43 thereof,
Records of Riverside County, California.

from the lien of that certain judgment rendered by Gordon R.
Burkhart, Judge of the Superior Court of Riverside County,
on the 10th day of August, 1990 against T & S Development,
Inc. in favor of the City of Riverside in the amount of
\$75,000 plus interest at the legal rate per annum, an

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abstract of which judgment was recorded in the Office of the Recorder for Riverside County, on the 17th day of September, 1990 at Riverside, California as Instrument No. 344596.

It is intended that this release shall affect only the real property described above and THE LIEN OF THE JUDGMENT OR DECREE SHALL CONTINUE AS TO ALL OTHER REAL PROPERTY OF T & S DEVELOPMENT, INC. IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

Dated: October 4, 1991

CITY OF RIVERSIDE, a municipal corporation

Robert G. Buster
Mayor of the City of Riverside
Pro/Tempore

Attest:

BY Mary G. Mantuae
ASSISTANT CITY CLERK

KAREN E. LINDQUIST
City Clerk of the City of Riverside

Approved as to form:

Clarice Turney
Assistant City Attorney