

When recorded mail to:

Sunset Ranch  
P.O. Box 829  
Riverside, Ca. 92502

RECORDED 11-9-79  
BOOK 1979 PAGE 24618  
OFFICIAL RECORDS, RIV. CO.  
INSTRUMENT NO. 240618

FOR RECORDER'S OFFICE USE ONLY

Project VAC-23-778

QUITCLAIM DEED

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 SUNSET RANCH, a Limited Partnership,

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

All that portion of Section 1, Township 3 South, Range 5 West, San Bernardino Meridian, more particularly described as follows:

Commencing at the most northerly corner of Tract No. 5657, as shown by map on file in Book 91 of Maps, at pages 65 through 67 inclusive thereof, Records of Riverside County, California, said point being in the southwesterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded February 22, 1972 as Instrument No. 22499 of Official Records of Riverside County, California;

Thence North 37° 30' 08" West along said southwesterly line, a distance of 50.06 feet to a point therein for the TRUE POINT OF BEGINNING, said point being in a curve, concave to the south, having a radius of 51.00 feet, the radial line at said point bears North 37° 30' 08" West;

Thence easterly along said curve, to the right, through a central angle of 14° 46' 04", an arc distance of 13.14 feet to a point in the northeasterly line of the parcel conveyed to the City of Riverside as aforesaid, said point also being in the southwesterly line of Lot "A" (Century Avenue) of Tract No. 4351, as shown by map on file in Book 71 of Maps, at pages 47 through 50 inclusive thereof, Records of Riverside County, California, the radial line at said point bears North 22° 44' 04" West;

Thence North 37° 30' 08" West along said northeasterly line and said southwesterly line, a distance of 165.80 feet to the most westerly corner of said Lot "A" (Century Avenue), said point being in a curve, concave to the south, having a radius of 51.00 feet, the radial line at said point bears North 22° 44' 04" West;

Thence westerly along the northwesterly line of the parcel conveyed to the City of Riverside as aforesaid and along said curve, to the left, through a central angle of 14° 46' 04", an arc distance of 13.14 feet to the most westerly corner of the parcel conveyed to the City of Riverside as aforesaid, the radial line at said point bears North 37° 30' 08" West;

Thence South 37° 30' 08" East along the southwesterly line of the parcel conveyed to the City of Riverside as aforesaid, a distance of 165.80 feet to the true point of beginning.

RESERVING THEREFROM permanent easements and rights of way for electric distribution facilities as conveyed to the City of Riverside by deed recorded January 31, 1968 as Instrument No. 9399 of Official Records of said Riverside County;

(Continued on Page 2)

ALSO RESERVING THEREFROM permanent easements and rights of way for gas line facilities as conveyed to Southern California Gas Company, et al, by deed recorded April 24, 1950 as Instrument No. 2888 of Official Records of said Riverside County;

ALSO RESERVING THEREFROM permanent easements and rights of way for water line facilities over the entire described parcel.

DESCRIPTION APPROVAL  
by George P. Hutchins 10/13/76 by [Signature]  
Notary

CITY OF RIVERSIDE, a Municipal Corporation

Dated \_\_\_\_\_ 19\_\_

By \_\_\_\_\_ Mayor

Attest \_\_\_\_\_ City Clerk

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.

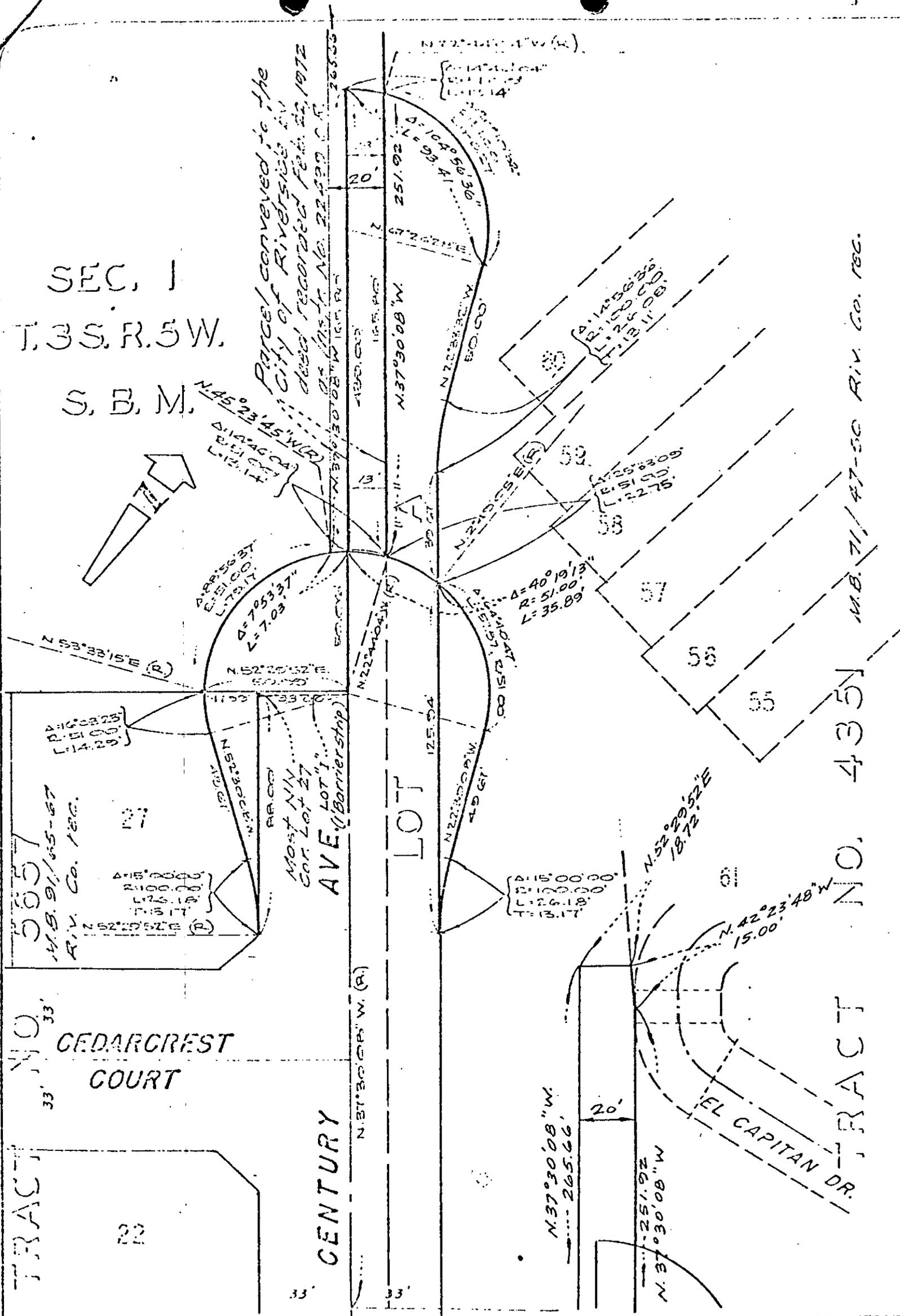
On this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_ , before me a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, Mayor, and \_\_\_\_\_, City Clerk of the City of Riverside, California, the municipal corporation described in and which executed the within instrument, and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

\_\_\_\_\_  
Notary Public in and for the County of Riverside, State of California

SEC. 1  
T. 3 S. R. 5 W.  
S. B. M.

Parcel conveyed to the  
City of Riverside in  
deed recorded Feb. 22, 1972  
as Plat No. 22-599 C.F.



CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY IN AID IN LOCATING THE PARCELS DESCRIBED IN THE  
ATTACHED DEED. IT IS NOT A PART OF THE DEED AND IS SUBJECT TO IT.

SHEET 1 OF 1

Plat No. 22-599 C.F. City of Riverside, California

670

TRACT NO. 4351  
TRACT NO. 4351  
M.B. 71, 47-50 Riv. Co. Rec.