

Recorded 7/27/92
as Inst # 277678

When recorded mail to:

Spectrum Associates No. 1
c/o Arline Allman
5225 Canyon Crest Drive
Bldg. 100, Suite 150
Riverside, California 92507

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-10-912

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, does hereby remise, release, and forever quitclaim to SPECTRUM ASSOCIATES NO. 1, a California General Partnership, the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated July 15 19 92

CITY OF RIVERSIDE,
a municipal corporation

By Terry Fung
Mayor

Attest KAREN E. LINDQUIST

City Clerk,
BY Mary A. Malwece
ASSISTANT CITY CLERK

APPROVED AS TO FORM
[Signature]
CHIEF ASSISTANT CITY ATTORNEY

9/21/92

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) "

On this 15th day of July, in the year 1992,
before me, NONA E. CARTWRIGHT a Notary
Public in and for said County and State, personally appeared
TERRY FRIZZEL AND MARY MAXWELL personally known
to me to be the persons who executed this instrument as Mayor and City
Clerk of the City of Riverside, a municipal corporation, and
acknowledged to me that the municipal corporation executed the same.

Witness my hand and official seal.

Nona E. Cartwright
Notary Public in and for said
State

SPECTRUM.QD/a

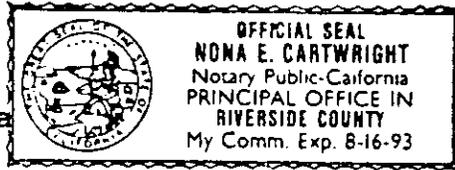


EXHIBIT "A"

Those portions of 3.00 foot wide and 30.00 foot wide landscape and sidewalk easements, as shown by Parcel Map No. 24535 on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, lying within the following described parcel of land:

Parcels 33, 34, 35, 36, 37, 38, 41^{4c} through 54 inclusive thereof and 68 and portions of Parcels 30, 31, 32, 40, 63, 64, 65, 66, 67, 69, 78, 79, and 80 of Parcel Map No. 24535 as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the most northerly corner of Parcel 72 of said Parcel Map No. 24535;

Thence North 00° 38' 25" West along the west line of said Parcel 46, a distance of 171.53 feet to an angle point therein;

Thence North 00° 09' 42" East along said west line of Parcel 46 and along the west line of said Parcels 40 through 45 inclusive thereof, a distance of 1505.48 feet to a point in said west line of Parcel 40;

Thence North 89° 50' 40" East, a distance of 1159.82 feet;

Thence South 00° 31' 29" East, a distance of 151.31 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 60.00 feet;

Thence southeasterly along said curve, to the left, through a central angle of 90° 00' 00", an arc distance of 94.25 feet to the end thereof;

Thence North 89° 28' 31" East, a distance of 115.23 feet to the northeast corner of said Parcel 33;

Thence South 00° 09' 20" East along the east line of said Parcels 33, 36, 37, 38 and 78, a distance of 1289.28 feet to an angle point in the boundary line of said Parcel 78;

Thence North 89° 36' 20" East along the north line of said Parcel 78, a distance of 382.46 feet to a point therein;

Thence South 00° 23' 40" East, a distance of 100.00 feet;

Thence South 89° 36' 20" West, a distance of 382.88 feet;

Thence South 00° 09' 20" East, a distance of 458.91 feet;

Thence North 89° 50' 40" East, a distance of 419.79 feet to a point in a non-tangent curve, concave to the northwest, having a radius of 52.24 feet, the radial line at said point bears North 89° 36' 20" East;

Thence southwesterly along said curve, to the right, through a central angle of 37° 53' 45", an arc distance of 34.55 feet to the end thereof;

Thence South 37° 30' 05" West, a distance of 59.15 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 60.00 feet;

Thence southwesterly, southerly and southeasterly along said curve, to the left, through a central angle of 127° 53' 45", an arc distance of 133.93 feet to a point therein, the radial line at said point bears South 00° 23' 40" East;

Thence South 00° 23' 40" East, a distance of 400.09 feet to a point in the southeasterly line of said Parcel 79;

Thence South 51° 01' 18" West along said southeasterly line and along the southeasterly line of said Parcel 54, a distance of 378.76 feet to the most southerly corner thereof;

Thence North 81° 44' 00" West, a distance of 120.36 feet;

Thence North 00° 29' 46" West, a distance of 26.89 feet;

Thence South 89° 31' 13" West, a distance of 76.91 feet;

Thence North 80° 57' 08" West, a distance of 275.12 feet;

Thence North 53° 00' 50" West, a distance of 172.29 feet;

Thence North 12° 09' 12" West, a distance of 199.98 feet;

Thence North 50° 44' 36" West, a distance of 825.81 feet;

Thence North 33° 28' 59" West, a distance of 338.11 feet to the point of beginning.

The last eight (8) courses and distances follow the southerly, westerly and southwesterly boundary line of said Parcels 46 through 54 inclusive thereof.

EXCEPTING THEREFROM those portions of the 3.00 foot wide landscape and sidewalk easements lying within the following described parcel of land:

Those portions of Parcels 32, 33 and 80 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the southeast corner of said Parcel 80;

Thence South 89° 28' 31" West along the south line of said Parcel 80, a distance of 115.23 feet to the beginning of a tangent curve, concave to the east, having a radius of 60.00 feet;

Thence westerly, northerly and easterly along said curve, to the right, through a central angle of 217° 53' 45", an arc distance of 228.18 feet to the end thereof;

Thence South 52° 37' 44" East, a distance of 59.15 feet to the beginning of a tangent curve, concave to the north, having a radius of 52.24 feet;

Thence easterly along said curve, to the left, through a central angle of 37° 53' 45", an arc distance of 34.55 feet to the southeast corner of said Parcel 32, the radial line at said point bears South 00° 31' 29" East;

Thence North 00° 09' 20" West along the east line of said Parcel 32, a distance of 3.00 feet to a point therein, said point being in a non-tangent curve, concave to the north, having a radius of 49.24 feet, the radial line at said point bears South 00° 32' 50" East;

Thence westerly along said curve, to the right, through a central angle of 37° 55' 06", an arc distance of 32.59 feet to the end thereof;

Thence North 52° 37' 44" West, a distance of 59.15 feet to the beginning of a tangent curve, concave to the east, having a radius of 63.00 feet;

Thence westerly, southerly and easterly along said curve, to the left, through a central angle of 217° 53' 45", an arc distance of 239.59 feet to a point in a line parallel with and distant southerly 3.00 feet, measured at a right angle, from said south line of Parcel 80;

Thence North, 89° 28' 31" East along said parallel line, a distance of 115.21 feet to a point in the east line of said Parcel 33;

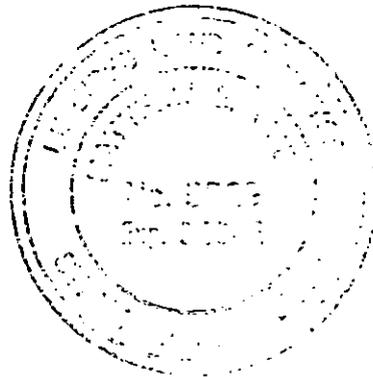
Thence North 00° 09' 20" West along said east line, a distance of 3.00 feet to the point of beginning.

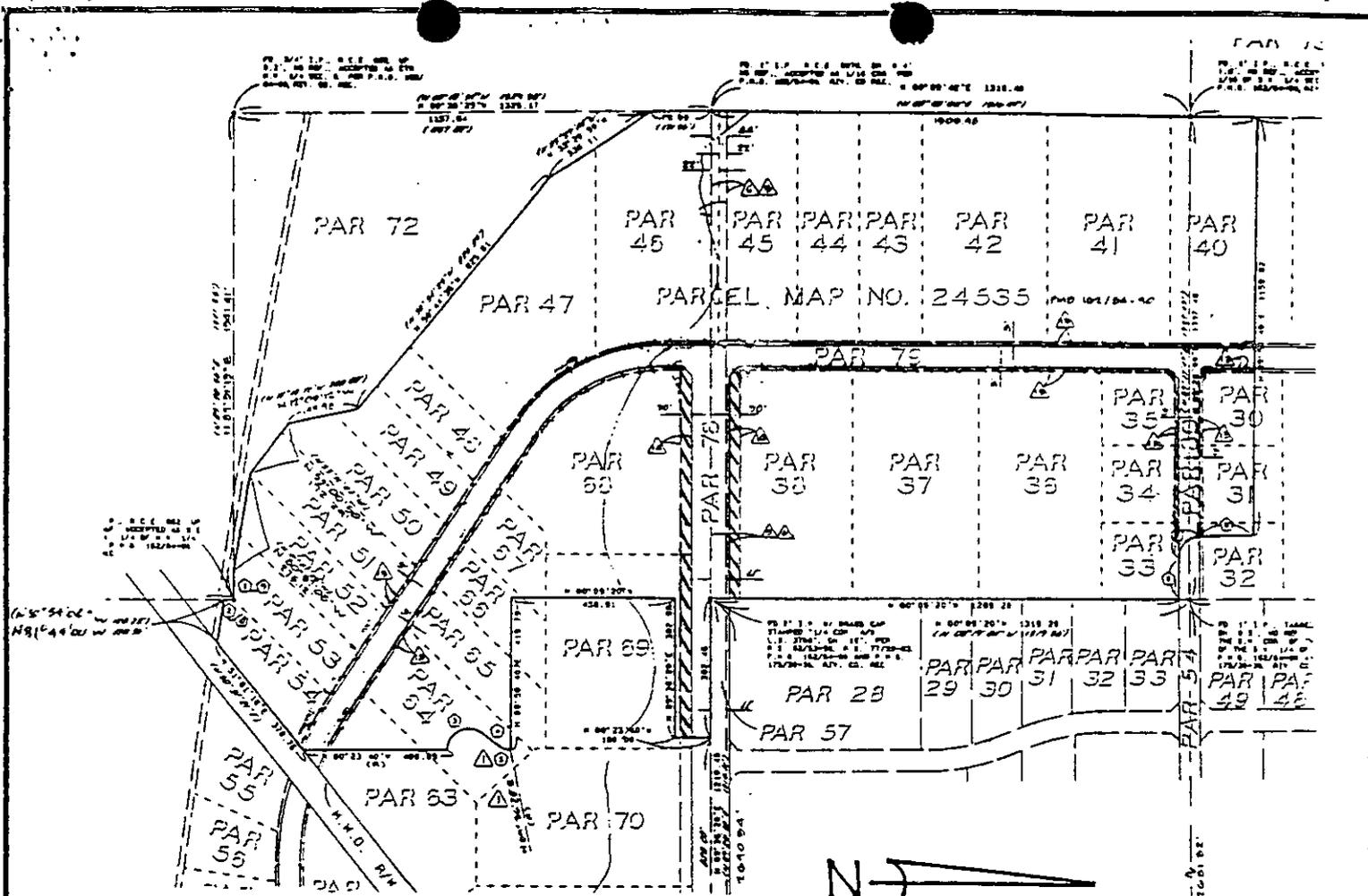
PREPARED UNDER MY SUPERVISION:

Matthew E. Webb
Matthew E. Webb, L.S. 5529
Prepared by: [Signature]
Checked by: [Signature]

6/26/92
Date

DESCRIPTION APPROVAL 7/7/92
Walter R. Faye by —
SURVEYOR, CITY OF RIVERSIDE

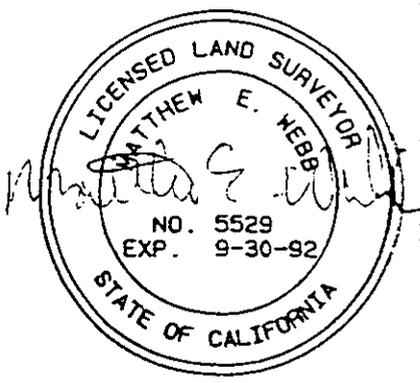




DATA

SYMBOL	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
⊙	N 08° 31' 13" E		76.91	
⊙	N 00° 29' 46" W		26.89	
⊙	S 27° 53' 45" E	60.00	133.93	122.73
⊙	N 37° 30' 05" E		59.15	
⊙	S 37° 53' 45" E	52.24	34.55	17.92
⊙	N 09° 28' 31" E		115.25	
⊙	S 90° 00' 00" W	60.00	54.25	60.00
⊙	N 00° 31' 29" W		15.31	
⊙	(11 01 30 00)		(70.91)	
⊙	(11 00 31 59)		(76.77)	

- 5. A DECLARATION OF DEDICATION FOR PUBLIC ROAD PURPOSES, PUBLIC UTILITY AND PUBLIC SERVICES, TO THE CITY OF RIVERSIDE, DATED 2/20/76 AS INSTR. NO. 22483, O.R. RIV. CO.
- 6. A DECLARATION OF DEDICATION FOR PUBLIC ROAD PURPOSES, PUBLIC UTILITY AND PUBLIC SERVICES, TO THE CITY OF RIVERSIDE, DATED 2/20/76 AS INSTR. NO. 22484, O.R. RIV. CO.
- 13. A 3 FOOT EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES, TO THE CITY OF RIVERSIDE, AS SHOWN IN PARCEL MAP BOOK 162, PAGES 84 THROUGH 90 INCLUSIVE THEREOF, O.R. RIV. CO.
- 14. A 30 FOOT EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES, TO THE CITY OF RIVERSIDE, AS SHOWN IN PARCEL MAP BOOK 162, PAGES 84 THROUGH 90 INCLUSIVE THEREOF, O.R. RIV. CO.



CITY OF RIVERSIDE

11-22-2
11-26-3
11-26-1

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

91-202

SCALE: 1" = NONE

DRWN BY AGF DATE 6-12-92
CHKD BY WJS DATE 6-24-92

SUBJECT: PMW-10-912

1906