

QUITCLAIM DEED
(Corporation)

TWIN BUTTES WATER COMPANY, a corporation, Grantor, for a valuable consideration, receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim to CITY OF RIVERSIDE, a municipal corporation, the real property in the County of Riverside, State of California, described as follows:

Parcel No. 1

That portion of Lot 11 of La Granada Tract No. 2 as shown upon map thereof, recorded in Book 14 of maps at page 97 thereof, Riverside County Records, more particularly described as follows:

Commencing at the intersection of the center lines of Bolton Avenue and Cook Avenue as shown on the map of said La Granada Tract No. 2;

Thence South 70° 40' West, along the center line of Cook Avenue, a distance of 688.94 feet to the point of intersection of the tangent lines of a 200.09 foot radius curve (recorded as 200 foot radius curve) concave to the North;

Thence, leaving Cook Avenue, South 23° 57' East, 573.65 feet to an angle point in the northwesterly line of Lot 12 of said tract;

Thence South 58° 31' 45" West, (recorded as South 58° 31' West) along the northwesterly line of Lot 12, a distance of 416.91 feet (recorded as 416.98 feet) to an angle point thereon for the TRUE POINT OF BEGINNING;

Thence from said true point of beginning, continuing along the northwesterly line of said Lot 12, South 53° 08' 24" West (recorded as South 53° 13' 30" West) a distance of 161.10 feet (recorded as 161.32 feet) to an angle point thereon;

Thence continuing along said line South 4° 09' 15" West (recorded as South 4° 14' 30" West) a distance of 65.50 feet to an angle point therein;

Thence leaving the westerly line of said Lot 12, South 20° 39' 37" West, a distance of 376.42 feet, more or less, to the northeast corner of Lot 16, Block 51 of La Granada Tract as recorded in Map Book 12, pages 42 and 51, inclusive, records of said County;

Thence along the northerly line of said Lot 16, North 85° 27' West (recorded as North 85° 24' West) a distance of 100.01 feet (recorded as 100.00 feet) to the northwesterly corner thereof; said point being also the southeasterly corner of that certain parcel of land described in Deed, recorded in Book 682, page 389 Official Records of Riverside County;

Thence North 4° 33' 15" East (recorded as North 4° 36' East), along the northerly prolongation of the westerly line of Lot 16, said line being also the easterly line of the parcel recorded as aforesaid, a distance of 100.00 feet to the northwesterly corner thereof;

Thence North 83° 29' 45" West (recorded as North 83° 27' West) along the northerly line of aforesaid parcel, a distance of 138.00 feet to the northwesterly corner thereof;

Thence leaving the northerly line of the parcel recorded as aforesaid, North 21° 55' 27" East, 627.75 feet;

Thence South 64° 51' 32" East, 200.10 feet;

Thence South 36° 51' 32" East, 133.00 feet to the TRUE

POINT OF BEGINNING, excepting that portion described as follows:

Beginning at the northwest corner of Lot 16, Block 51, La Granada Tract as recorded in Book 12 of maps at pages 42 to 51, inclusive, Records of Riverside County, California, said corner being also the southeasterly corner of that certain parcel of land described in deed, recorded in Book 682, page 389, Official Records of Riverside County;

SEE DWG. #1-51
6/13/48

1 Thence North $4^{\circ} 33' 15''$ East (recorded as North $4^{\circ} 36'$
 2 East) along the northerly prolongation of the westerly line of said
 3 Lot 16, said line being also the easterly line of the parcel re-
 corded as aforesaid, a distance of 100.00 feet to the northeasterly
 corner thereof;

4 Thence North $83^{\circ} 29' 45''$ West (recorded as North $83^{\circ} 27'$
 West) along the northerly line of the aforesaid parcel, a distance
 5 of 138.00 feet to the northwesterly corner thereof;

6 Thence leaving the northerly line of the parcel recorded
 as aforesaid North $21^{\circ} 55' 27''$ East, 59.22 feet to a point;

7 Thence South $83^{\circ} 29' 45''$ East, parallel with the north-
 8 erly line of the parcel recorded as aforesaid, 264.35 feet to a
 point from which the most westerly corner of Lot 12 of said La
 Granada Tract No. 2 bears North $20^{\circ} 39' 37''$ East, a distance of
 217.99 feet;

9 Thence South $20^{\circ} 39' 37''$ West, a distance of 158.43 feet,
 10 more or less, to the northeast corner of Lot 16, of Block 51 of
 said La Granada Tract;

11 Thence along the northerly line of said Lot 16, North
 $85^{\circ} 27'$ West (recorded as North $85^{\circ} 24'$ West) a distance of 100.01
 12 feet (recorded as 100.00 feet) to the northwest corner thereof,
 and the Point of Beginning;

13 Said Parcel No. 1, excluding the hereinabove described
 14 exception contains 3.107 acres.

14 PARCEL NO. 1-A

15 That portion of Lot 11 of La Granada Tract No. 2 as
 16 shown upon map thereof, recorded in Map Book 14 at page 97 thereof,
 records of Riverside County, California, more particularly des-
 17 cribed as follows:

18 Beginning at the northwest corner of Lot 16, Block 51,
 La Granada Tract as recorded in Book 12 of maps at pages 42 to 51,
 19 inclusive, Records of Riverside County, California, said corner
 being also the southeasterly corner of that certain parcel of land
 described in deed, recorded in Book 882, page 389, Official
 Records of Riverside County;

20 Thence North $4^{\circ} 33' 15''$ East, (recorded as North $4^{\circ} 36'$
 21 East) along the northerly prolongation of the westerly line of
 said Lot 16, said line being also the easterly line of the parcel
 recorded as aforesaid, a distance of 100.00 feet to the north-
 22 easterly corner thereof;

23 Thence North $83^{\circ} 29' 45''$ West (recorded as North 83°
 24 $27'$ West) along the northerly line of the parcel recorded as
 aforesaid, a distance of 138.00 feet to the northwesterly corner
 thereof;

25 Thence leaving the northerly line of the aforesaid
 parcel North $21^{\circ} 55' 27''$ East, 59.22 feet to a point;

26 Thence South $83^{\circ} 29' 45''$ East, parallel with the north-
 27 erly line of the parcel recorded as aforesaid 264.35 feet to a
 point from which the most westerly corner of Lot 12 of said La
 Granada Tract No. 2 bears North $20^{\circ} 39' 37''$ East, a distance of
 28 217.99 feet;

29 Thence South $20^{\circ} 39' 37''$ West, a distance of 158.43
 feet, more or less, to the northeast corner of Lot 16, Block 51
 of said La Granada Tract;

30 Thence along the northerly line of said Lot 16, North
 31 $85^{\circ} 27'$ West (recorded as North $85^{\circ} 24'$ West) a distance of
 100.01 feet (recorded as 100.00 feet) to the northwest corner
 thereof and the Point of Beginning.

32 Containing 0.60 acres, more or less.

1 PARCEL NO. 2

2 That portion of Lot 11 of La Granada Tract No. 2 as
3 shown upon map thereof, recorded in Map Book 14, at page 97 there-
of, Records of Riverside County, California, more particularly
described as follows:

4 Commencing at the intersection of the center lines of
5 Bolton Avenue and Cook Avenue as shown on said map of La Granada
Tract No. 2;

6 Thence South $70^{\circ} 40'$ West along the center line of Cook
Avenue, a distance of 688.94 feet to the point of intersection of
7 the tangent lines of a 200.09 foot radius curve (recorded as 200
foot radius curve) concave to the North;

8 Thence, leaving Cook Avenue, South $23^{\circ} 57'$ East, 573.65
feet to an angle point in the northwesterly line of Lot 12 of
said tract;

9 Thence South $58^{\circ} 31' 45''$ West, (recorded as South 58°
10 $31'$ West) along the northwesterly line of said Lot 12, a distance
of 416.91 feet (recorded as 416.98 feet) to an angle point there-
on;

11 Thence, leaving the northwesterly line of Lot 12, North
 $36^{\circ} 51' 32''$ West a distance of 70.39 feet to the TRUE POINT OF
BEGINNING:

12 Thence North $71^{\circ} 18' 48''$ East, a distance of 142.63 feet
to the beginning of a curve to the left, having a radius of 155.00
13 feet and a central angle of $66^{\circ} 36' 36''$;

14 Thence along said curve to the left an arc distance of
180.17 feet to the end thereof;

15 Thence North $4^{\circ} 42' 12''$ East, 259.55 feet to the begin-
ning of a curve to the left, having a radius of 330.00 feet and
16 a central angle of $27^{\circ} 38' 44''$;

17 Thence along said curve to the left an arc distance of
159.23 feet to the end thereof;

18 Thence North $22^{\circ} 56' 32''$ West a distance of 85.72 feet
to a point in the southerly line of Cook Avenue, 50.00 feet in
width; said last mentioned point being on a curve concave to the
19 north and having a radius of 225.09 feet (recorded 225.00 feet)
and from which the center of said curve bears North $14^{\circ} 52' 20''$
20 West;

21 Thence westerly along said curve through a central angle
of $13^{\circ} 05' 53''$ for an arc distance of 51.46 feet to a point thereon
from which the center of said curve bears North $1^{\circ} 46' 27''$ West;

22 Thence, leaving said curve and the southerly line of
Cook Avenue as aforesaid South $15^{\circ} 57' 07''$ East, 208.57 feet;

23 Thence South $17^{\circ} 23' 06''$ West, 303.10 feet;

24 Thence South $64^{\circ} 51' 32''$ East, a distance of 94.60 feet;

25 Thence South $36^{\circ} 51' 32''$ East, 62.61 feet to the TRUE
POINT OF BEGINNING, and containing 1.500 acres.

26 Dated July 15, 1955

TWIN BUTTES WATER COMPANY, a
corporation

27 /s/ By K. F. Ambs, President

28 /s/ By Burton W. Tilden, Secretary

29 Ack.

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31
32
SEE ENCL. 1-31
6/13/45

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Commencing at the intersection of the center lines of Bolton Avenue and Cook Avenue as shown on the map of said La Granada Tract No. 2;

Thence South $70^{\circ} 40'$ West, along the center line of Cook Avenue, a distance of 688.94 feet to the point of intersection of the tangent lines of a 200.09 foot radius curve (recorded as 200 foot radius curve) concave to the North;

Thence, leaving Cook Avenue, South $23^{\circ} 57'$ East, 573.65 feet to an angle point in the northwesterly line of Lot 12 of said tract;

Thence South $58^{\circ} 31' 45''$ West, (recorded as South $58^{\circ} 31'$ West) along the northwesterly line of Lot 12, a distance of 416.91 feet (recorded as 416.98 feet) to an angle point thereon for the TRUE POINT OF BEGINNING;

Thence from said true point of beginning, continuing along the northwesterly line of said Lot 12, South $53^{\circ} 08' 24''$ West (recorded as South $53^{\circ} 13' 30''$ West) a distance of 161.10 feet (recorded as 161.82 feet) to an angle point thereon;

Thence continuing along said line South $4^{\circ} 09' 15''$ West (recorded as South $4^{\circ} 14' 30''$ West) a distance of 65.50 feet to an angle point therein;

Thence leaving the westerly line of said Lot 12, South $20^{\circ} 39' 37''$ West, a distance of 376.42 feet, more or less, to the northeast corner of Lot 16, Block 51 of La Granada Tract as recorded in Map Book 12, pages 42 and 51, inclusive, records of said County;

Thence along the northerly line of said Lot 16, North $85^{\circ} 27'$ West (recorded as North $85^{\circ} 24'$ West) a distance of 100.01 feet (recorded as 100.00 feet) to the northwesterly corner thereof; said point being also the southeasterly corner of that certain parcel of land described in Deed, recorded in Book 682, page 389 Official Records of Riverside County;

Thence North $4^{\circ} 33' 15''$ East (recorded as North $4^{\circ} 36'$ East), along the northerly prolongation of the westerly line of Lot 16, said line being also the easterly line of the parcel recorded as aforesaid, a distance of 100.00 feet to the northeasterly corner thereof;

Thence North $83^{\circ} 29' 45''$ West (recorded as North $83^{\circ} 27'$ West) along the northerly line of aforesaid parcel, a distance of 138.00 feet to the northwesterly corner thereof;

Thence leaving the northerly line of the parcel recorded as aforesaid, North $21^{\circ} 55' 27''$ East, 627.75 feet;

Thence South $64^{\circ} 51' 32''$ East, 200.10 feet;

Thence South $36^{\circ} 51' 32''$ East, 133.00 feet to the TRUE POINT OF BEGINNING, excepting that portion described as follows:

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 2 East) along the northerly prolongation of the westerly line of said
 3 Lot 16, said line being also the easterly line of the parcel re-
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 corner thereof;

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 5 West) along the northerly line of the aforesaid parcel, a distance
 of 138.00 feet to the northwesterly corner thereof;

6 Thence leaving the northerly line of the parcel recorded
 as aforesaid North $21^{\circ} 55' 27''$ East, 59.22 feet to a point;

7 Thence South $83^{\circ} 29' 45''$ East, parallel with the north-
 8 erly line of the parcel recorded as aforesaid, 264.35 feet to a
 point from which the most westerly corner of Lot 12 of said La
 Granada Tract No. 2 bears North $20^{\circ} 39' 37''$ East, a distance of
 217.99 feet;

9 Thence South $20^{\circ} 39' 37''$ West, a distance of 158.43 feet,
 10 more or less, to the northeast corner of Lot 16, of Block 51 of
 said La Granada Tract;

11 Thence along the northerly line of said Lot 16, North
 $85^{\circ} 27'$ West (recorded as North $85^{\circ} 24'$ West) a distance of 100.01
 12 feet (recorded as 100.00 feet) to the northwest corner thereof,
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 22 said Lot 16, said line being also the easterly line of the parcel
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/s/ By K. F. Amba, President

/s/ By Burton W. Tilden, Secretary

Ack.