

QUITCLAIM DEED

1 THIS INDENTURE, made the 27th day of January 1956,
2 between the RIVERSIDE WATER COMPANY, a corporation, Party of the
3 First Part, and the CITY OF RIVERSIDE,, a municipal corporation,
4 the Party of the Second Part,

W I T N E S S E T H:

5 WHEREAS, by Quitclaim Deed dated February 17, 1920,
6 and recorded in Book 522 of Deeds, at page 52 et seq. thereof,
7 Records of Riverside County, California, the Party of the First
8 Part conveyed to Party of the Second Part a certain parcel of
9 property shown on that certain map of Fairmount Park Lake, as
10 surveyed by A. P. Campbell, C. E. in May, 1903, and filed in the
11 office of the County Recorder of Riverside County, California,
12 in Book of Maps No. 4, page 82, and said land is shown on said
13 Map as one lot marked with the words "Riverside Water Co.", and

14 WHEREAS, by deed recorded as aforesaid in Book 522
15 of Deeds at page 52 et seq. thereof of Riverside County Records,
16 said Party of the First Part reserved unto itself certain reser-
17 vations in connection with the transfer to Party of the Second
18 Part, and

19 WHEREAS, Party of the Second Part desires to convey
20 a portion of the property described in said deed recorded as afore-
21 said, to the State of California for an Armory site free and clear
22 of the reservations contained in said deed,

23 NOW, THEREFORE, Party of the First Part does hereby
24 remise, release and quitclaim to Party of the Second Part for
25 use as an Armory site, and so long as the same is used for Armory
26 site purposes, the real property in the County of Riverside, State
27 of California, described as:

28 That portion of Lot 311 as shown on Corrected Map
29 of Additions to Maps of the Riverside Land and
30 Irrigating Company on file in Book 4, page 75, of Maps,
31 Riverside County Records, and that portion of
32 Fairmount Park Lake as recorded in Book 4, page 82,
33 of Maps, Riverside County Records, described as follows:

34 Beginning at the intersection of the center
35 line of Fairmount Boulevard (designated as North
36 Almond Street on the map of said Fairmount Park
37 Lake) and the Southerly line of Crestmore Avenue
38 (designated as the most Northeasterly course of
39 said Fairmount Park Lake and recorded thereon as
40 bearing South 60° 50' East, a distance of 500 feet);

41 Thence North 60° 50' West along said Southerly
42 line a distance of 25 feet to a point on the North-
43 westerly line of said North Almond Street;

44 Thence South 29° 10' West along said Northwest-
45 erly line a distance of 248.97 feet to the TRUE POINT
46 OF BEGINNING;

47 Thence continuing South 29° 10' West along said
48 Northwesterly line a distance of 400.49 feet to
49 a point;

50 Thence North 32° 28' 50" West a distance of
51 646.13 feet to a point;

52 Thence North 57° 31' 10" East a distance of
372.53 feet to a point;

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Thence Southeasterly along a curve concave to the West, having a radius of 565 feet, a radial line to said curve at said point bearing North 36° 11' 50" East, through a central angle of 36° 20' 40", a distance of 338.67 feet to a point;

Thence South 72° 32' 30" West along a radial line to said curve at said point a distance of 30 feet to a point.

Thence South 12° 47' 50" East a distance of 124.12 feet to a point;

Thence North 83° 51' 50" East a distance of 30 feet to the true point of beginning and comprising an area of 4.81 acres, more or less.

Party of the First Part executes this instrument on the condition that Party of the Second Part agrees no water will be produced upon the parcel of property upon which Party of the First Part releases the reservations and covenants contained in the hereinabove mentioned deed for use upon property other than that described in said deed recorded as aforesaid.

Party of the First Part by this instrument also releases any right of way for the installation of pipelines which it may have upon the hereinabove described property which Party of the Second Part intends to convey to the State of California for use as an Armory site, EXCEPTING therefrom that certain parcel of property described in the said deed recorded in Book 522 of Deeds, at page 52 et seq. thereof, Records of Riverside County, California.

RIVERSIDE WATER COMPANY

By /s/ E. S. Olson
President

By /s/ S. K. McKenzie

Ack.

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