

Reid & Hellyer (JKM)
P. O. Box 6086
San Bernardino, CA 92412

89-102304

RECORDED IN
OFFICIAL RECORDS

Assessor's Parcel No:

MAIL TAX STATEMENTS TO:

Caroline Plaza, Ltd.
225 W. Hospitality Lane, Ste. 100
San Bernardino, CA 92408
Attn: Mervyn Simchowitz

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89 MAR 22 PM 4: 29

SAN BERNARDINO
CO. CALIF.

12/83

QUITCLAIM DEED

In consideration for the granting to the City of Riverside of specifically located easements for surface entry and construction, installation, operation and maintenance of water wells, pipelines and related appurtenances by CAROLINE PLAZA, LTD. in the place of blanket easements therefor now encumbering the property, receipt of which is hereby acknowledged in the form of an instrument entitled "GRANT OF EASEMENTS AND DECLARATION OF COVENANTS" to be recorded immediately following the recordation of this instrument, the CITY OF RIVERSIDE, a California municipal corporation ("Grantor"), hereby remises, releases, quitclaims and conveys to CAROLINE PLAZA, LTD., a California limited partnership ("Grantee"), the rights Grantor holds, by virtue of the Indenture recorded on March 21, 1902 in Book 291, pages 355 et seq. in the official records of the County of San Bernardino, California, of surface entry and water well and pipeline construction, installation, operation and maintenance in, over, upon, under and across that real property owned by Grantee in the County of San Bernardino, State of California, described in Exhibit "A" and shown on Exhibit "B" attached hereto and incorporated herein by this reference.

Notwithstanding anything herein to the contrary, Grantor retains and reserves the ownership of all those water rights in the real property described in Exhibit "A" which may be exercised without surface entry thereon.

Dated: June 1, 1988

CITY OF RIVERSIDE,
a municipal corporation

By *J. L. Brown*
Mayor

APPROVED AS TO FORM
Robert A. Lewis 5/27
ASST. CITY ATTORNEY

Attest *Alice G. Hans*
City Clerk

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF LOT 4, BLOCK 65 OF RANCHO SAN BERNARDINO, RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 3, PARCEL MAP 10423, RECORDED IN BOOK 114 OF PARCEL MAPS, PAGES 2 AND 3, RECORDS OF SAID COUNTY; THENCE NORTH 89°47'49" EAST ALONG THE SOUTH LINE OF CAROLINE STREET, A DISTANCE OF 492.47 FEET; THENCE SOUTH 00°01'25" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 36°14'39" EAST, A DISTANCE OF 160.77 FEET; THENCE SOUTH 00°01'25" EAST, A DISTANCE OF 290.48 FEET; THENCE SOUTH 03°24'11" WEST, A DISTANCE OF 256.64 FEET; THENCE SOUTH 89°47'54" WEST, A DISTANCE OF 569.89 FEET TO THE EASTERLY LINE OF SAID PARCEL MAP 10423; THENCE NORTH 00°12'11" WEST, A DISTANCE OF 716.60 FEET TO THE POINT OF BEGINNING.

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050403(60,4)

DESCRIPTION APPROVAL: 5, 20, 88
George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE



89-102304

P.M. 3441

P.M.B. 35/46-47

N00°01'25"N
40.00'

E CAROLINE N89°47'49"E STREET

N89°47'49"E 498.47'

N89°01'06"N
11.00'
11.00'
11.00'

AVENUE



SCALE : 1" = 100'

PORTION LOT 4,
MB. 7/2 BLOCK 65

PM 10423 PMB 114 / 2-3
PARCEL 4 | PARCEL 3

N00°12'11"N 716.00'

WATERMAN

N00°01'25"N 290.48'

N03°24'11"E 256.04'

N00°01'25"N

N89°47'54"E 560.89'

11534