

Recording Requested By  
CHICAGO TITLE COMPANY  
When recorded mail to:

316483  
RECEIVED FOR RECORD  
AT 2:00 O'CLOCK

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

AUG 21 1996

Recorded in Official Records  
of Riverside County, California  
Recorder  
Fees \$

FREE RECORDING

This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee. (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: University Avenue Widening  
Parcel 22  
A.P.N. 253-020-005  
TRA: 009-064

D-12345

QUITCLAIM DEED

RV 534598-404

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WENDY'S INTERNATIONAL, INC., an Ohio corporation, as successor in interest to VOLUNTEER CAPITAL WEST, INC., a Tennessee corporation, also known as Volunteer Quality Foods, Inc., ("Volunteer") does hereby remise, release, and forever quitclaim to the CITY OF RIVERSIDE, a municipal corporation of the State of California, its successors and assigns, all rights and interest which arise out of that certain Lease Agreement dated May 1, 1977, by and between Lerner Developments, Inc., a California Corporation, as lessor, and Volunteer, as lessee, as referenced in that certain Lease (Short Form - Memorandum) recorded December 27, 1982, as Instrument No. 222650 of Official Records of Riverside County, California, which interests and/or rights pertain to the following described real property located in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

Those portions of Parcel 1 of Amended Parcel Map No. 10975, as shown by map on file in Book 57, Pages 12 and 13 of Parcel Maps, records of Riverside County, California, described as follows:

**PARCEL A**

BEGINNING at the northwesterly corner of said Parcel 1;

THENCE South  $0^{\circ}07'00''$  West, along the westerly line of said Parcel 1, a distance of 7.00 feet;

THENCE South  $89^{\circ}45'46''$  East, along a line parallel with the northerly line of said Parcel 1, a distance of 20.00 feet

THENCE South  $0^{\circ}14'14''$  West, at right angle to said northerly line, a distance of 1.00 foot;

THENCE South  $89^{\circ}45'46''$  East, along a line parallel with said northerly line, a distance of 8.00 feet;

THENCE North  $0^{\circ}14'14''$  East, at right angle to said northerly line, a distance of 1.00 foot;

THENCE South  $89^{\circ}45'46''$  East, along a line parallel with said northerly line, a distance of 9.00 feet;

THENCE North  $0^{\circ}14'14''$  East, at right angle to said northerly line, a distance of 7.00 feet to the northerly line of said Parcel 1;

THENCE North  $89^{\circ}45'46''$  West, along said northerly line, a distance of 37.01 feet to the POINT OF BEGINNING.

Area - 267.1 square feet.

**PARCEL B**

BEGINNING at the northeasterly corner of said Parcel 1;

THENCE South  $0^{\circ}07'07''$  West, along the easterly line of said Parcel 1, a distance of 6.00 feet;

THENCE North  $89^{\circ}45'46''$  West, along a line parallel with the northerly line of said Parcel 1, a distance of 18.50 feet;

THENCE North  $0^{\circ}14'14''$  East, at right angle to said northerly line, a distance of 6.00 feet to the northerly line of said Parcel 1;

THENCE South  $89^{\circ}45'46''$  East, along said northerly line, a distance of 18.48 feet to the POINT OF BEGINNING.

Area - 110.9 square feet.

PARCEL C

COMMENCING at the northeasterly corner of said Parcel 1;

THENCE North 89°45'46" West, along the northerly line of said Parcel 1, a distance of 33.48 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE South 0°14'14" West, at right angle to said northerly line, a distance of 6.00 feet;

THENCE North 89°45'46" West, along a line parallel with the northerly line of said Parcel 1, a distance of 21.00 feet;

THENCE North 0°14'14" East, at right angle to said northerly line, a distance of 6.00 feet to said northerly line;

THENCE South 89°45'46" East, along said northerly line, a distance of 21.00 feet to the POINT OF BEGINNING.

Area - 126.0 square feet.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Signature of Mark S. Brown, L.S. 5655, Date 8/13/96, Prep. [Signature]

Dated 8-13-96

WENDY'S INTERNATIONAL, INC., an Ohio corporation

By [Signature]

RONALD E. WALLACE VICE PRESIDENT

Title

By [Signature]

GEORGE CONDOS Executive Vice President

Title

GENERAL ACKNOWLEDGEMENT

State of Ohio of California }  
County of Fresno } ss

On 8-13-96, before me Mary Elizabeth Amber  
(date) (name)

a Notary Public in and for said State, personally appeared

Ronald E. Wallace and George Condos  
Name(s) of Signer(s)

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Mary Elizabeth Amber  
Signature  
MARY ELIZABETH AMBER  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES NOV. 6, 1996

CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8/19/96

APPROVED AS TO FORM  
Carolyn Confer 8/16/96  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

UNIV22.QCD

CITY OF RIVERSIDE  
[Signature]  
Real Property Services Manager  
of the City of Riverside

OPTIONAL SECTION

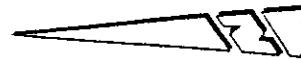
CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- Corporate Officer(s)  
**RONALD E. WALLACE**  
VICE PRESIDENT  
Title \_\_\_\_\_
- GEORGE CONDOS**  
Executive Vice President  
Title \_\_\_\_\_
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other

- ( ) Partner(s)
  - ( ) General
  - ( ) Limited

The party(ies) executing this document is/are representing:

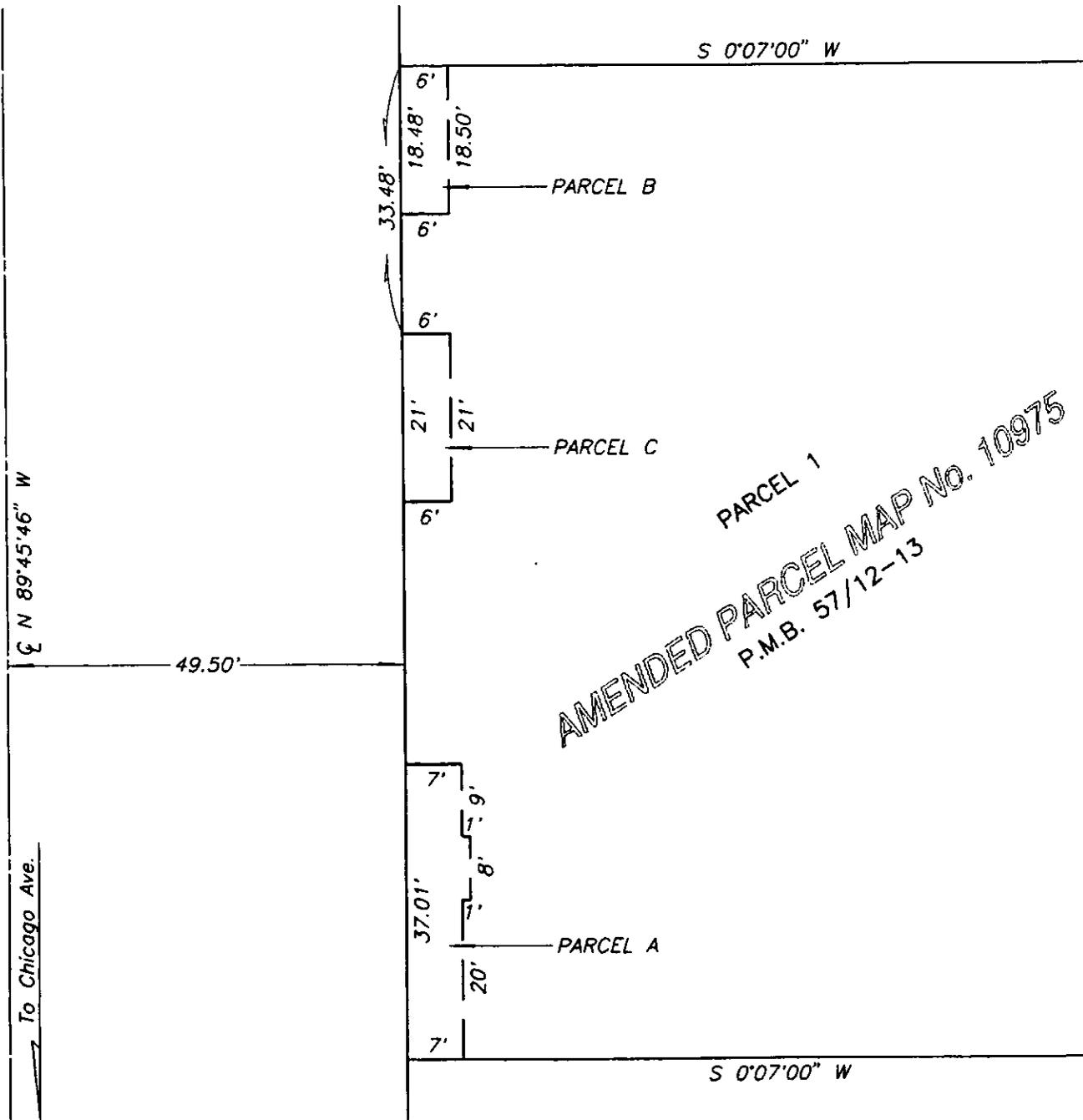
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



UNIVERSITY AVE.

☿ N 89°45'46" W

To Chicago Ave.



• CITY OF RIVERSIDE, CALIFORNIA •

41/1

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

12/20

SCALE: 1"=20'

DRAWN BY: [Signature] DATE: 3/2/94

SUBJECT: UNIVERSITY AVENUE WIDENING, PARCEL 22

14012