

Recording Requested By
CHICAGO TITLE COMPANY

239069

When recorded mail to:

CITY CLERK
City of Riverside
3900 Main Street
Riverside, CA. 92522

RECEIVED FOR RECORD
AT 8:00AM

JUN 11 1998

FREE RECORDING

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

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$ 0

0
KB

FOR RECORDER'S OFFICE USE ONLY

Project: University Avenue Widening
Parcel 16 - QCD
A.P.N. 253-030-008
TRA 009-064



D -

722 4469 -K22

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **KAREN J. MILES, JERRY L. MILES, and SEVEN FIFTY-FOUR, INC.**, a California corporation, each individually and doing business as International House Of Pancakes Restaurant, ("GRANTORS") do hereby remise, release, and forever quitclaim to the City of Riverside, a municipal corporation of the State of California, its successors and assigns, ("GRANTEE") all rights interests in and to that certain hereinafter described real property located in the City of Riverside, County of Riverside, State of California, which is part of a larger parcel in which GRANTORS hold a leasehold interest pursuant to that certain unrecorded lease referenced in the Subordination, Nondisturbance and Attornment Agreement recorded October 20, 1993, as Instrument No. 412126 of Official Records of Riverside County, California. The real property which GRANTORS quitclaim their interests to GRANTEE is described as follows:

That portion of Lot 2 in Block 2 of Map entitled, "Map of the Subdivision of Section 30, T2S, R4W, S.B.B.&M.," on file in Book 2, Page 37 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the northwesterly corner of Parcel #2 of Record of Survey on file in Book 42, Page 28 of Record of Surveys, records of said Riverside County;

THENCE South 89°52'00" East, along the northerly line of said Parcel #2, a distance of 122.00 feet to an angle point in said northerly line;

THENCE South 75°42'10" East, continuing along said northerly line, a distance of 28.89 feet to the northeasterly corner of said Parcel #2;

THENCE South 0°00'15" West, along the easterly line of said Parcel #2, a distance of 1.43 feet to a line parallel with and distant 58.00 feet southerly, as measured at right angles, from the centerline of University Avenue (formerly Eighth Street) as shown by said Record of Survey;

THENCE North 89°52'00" West, along said parallel line, a distance of 150.00 feet to the westerly line of said Parcel #2;

THENCE North 0°00'15" East, along said westerly line, a distance of 8.50 feet to the POINT OF BEGINNING.

Area - 1,176 square feet.

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



Mark S. Brown 2/14/97 Prep. kg
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/99

Dated 5-16-97

Karen J. Miles
KAREN J. MILES, individually and doing business as International House of Pancakes Restaurant

Jerry L. Miles
JERRY L. MILES, individually and doing business as International House of Pancakes Restaurant

GOVERNMENT CODE 27361.7

I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: GAIL MOLINE HANCOCK

DATE COMMISSION EXPIRES: JAN. 18, 1998

DATE: JUNE 10, 1998

PLACE OF EXECUTION: SAN BERNARDINO COUNTY, STATE OF CALIFORNIA



LOUIS GALVEZ

CHICAGO TITLE COMPANY

Dated May 16, 1997

SEVEN FIFTY-FOUR, INC., a California corporation, individually and doing business as International House of Pancakes Restaurant

By *Karen Miles*
KAREN MILES, President

GENERAL ACKNOWLEDGEMENT

State of California }
County of Los Angeles }^{ss}

On May 16, 1997, before me Gail Moline Hancock
(date) (name)

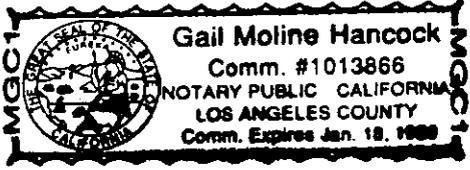
a Notary Public in and for said State, personally appeared

Karen J. Miles and Gerald L. Miles
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.

Gail Moline Hancock
Signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- (x) Individual(s)
- () Trustee(s)
- () Other

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

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

GENERAL ACKNOWLEDGEMENT

State of California }
County of Los Angeles }^{ss}

On May 16 - 1997, before me Gail Moline Hancock
(date) (name)

a Notary Public in and for said State, personally appeared

Karen Miles
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.



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- (x) Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

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

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

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 1/8/98

CITY OF RIVERSIDE

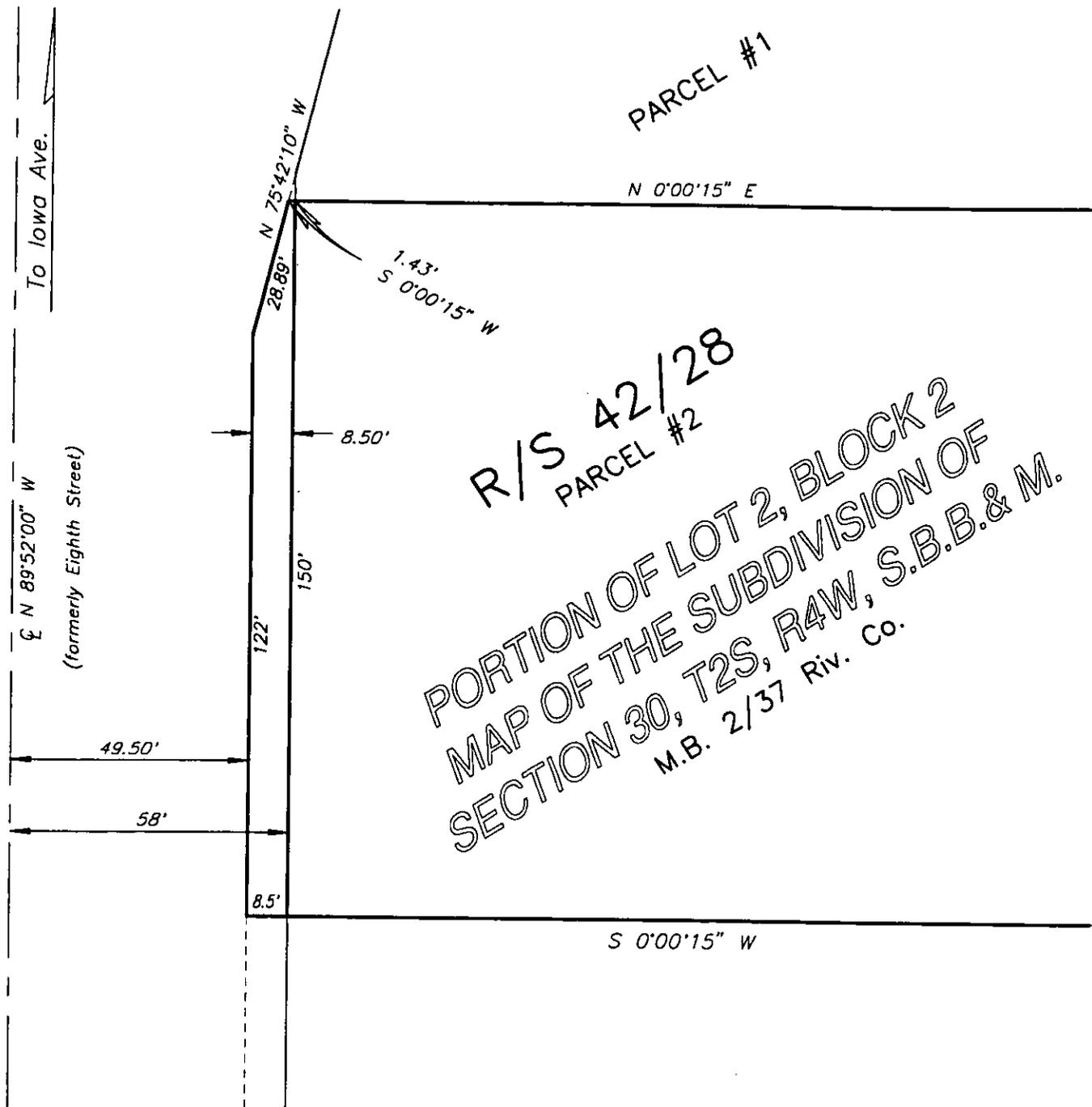
[Signature]
Real Property Services Manager
of the City of Riverside

UNIV16.QCD

[Signature]
APPROVED AS TO FORM
ASST. CITY ATTORNEY



UNIVERSITY AVE.



R/S 42/28
PARCEL #2

PORTION OF LOT 2, BLOCK 2
MAP OF THE SUBDIVISION OF
SECTION 30, T2S, R4W, S.B.B. & M.
M.B. 2/37 Riv. Co.

• CITY OF RIVERSIDE, CALIFORNIA •

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

41-1

SCALE: N.T.S.

DRAWN BY: Kgs

DATE: 2/19/97

SUBJECT: UNIVERSITY AVENUE WIDENING, PARCEL 16