

QUITCLAIM DEED

(City of Riverside

Riverside Agricultural Association)

SUBJECT to the exceptions, reservations and conditions herein made and set forth and for a total consideration of Two Thousand Eight Hundred Eighty-seven and 50/100 Dollars (\$2,887.50) the CITY OF RIVERSIDE, as Grantor, hereby quitclaims unto RIVERSIDE AGRICULTURAL ASSOCIATION, a corporation, as Grantee, all of its right, title and interest in and to the parcel of land in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Tracts 1, 2, and 4 of River Farm Tract, as shown by map on file in Book 7, page 22 of Maps, Riverside County Records, described as follows:

Commencing at Station 16 of Tract 4, as shown on said Map; thence South $45^{\circ} 26'$ West through Station 18 of Tract 4, as shown on said Map, to a point on the easterly line of that certain 84-foot strip of land conveyed to the County of Riverside, by Deed recorded January 5, 1928, in Book 722, page 99, of Deeds, Riverside County Records, and being the true point of beginning;

Thence North $66^{\circ} 32' 10''$ West, over and across said 84-foot strip of land, a distance of 111.89 feet to a point on the westerly line of said 84-foot strip of land;

Thence North $17^{\circ} 52'$ West, along said westerly line, a distance of 20.47 feet;

Thence South $79^{\circ} 05'$ West, a distance of 163.54 feet to a point on the northeasterly line of that certain parcel of land conveyed to the County of Riverside by Deed recorded August 18, 1954, in Book 1620, page 587, Official Records of said Riverside County;

Thence North $49^{\circ} 40' 25''$ West, along the said northeasterly line, a distance of 611.25 feet;

Thence North $35^{\circ} 12' 50''$ West, a distance of 268.45 feet to a point on the hereinbefore mentioned 84-foot strip of land conveyed to the said County of Riverside;

Thence North $27^{\circ} 40' 40''$ West, a distance of 50.51 feet;

Thence South $68^{\circ} 15' 40''$ East, a distance of 1028.72 feet to Station 8 of Tract 1 of said River Farm Tract;

V
7/36-1
HAZ

1 Thence South $5^{\circ} 21' 20''$ West, a distance of 344.25
2 feet to the true point of beginning.

3 **EXCEPTING THEREFROM** that portion of said River Farm
4 Tract described as follows:

5 Beginning at a point which bears North $5^{\circ} 21' 20''$
6 East, a distance of 234.31 feet from the true point of
7 beginning of the above described parcel of land; thence
8 North $5^{\circ} 21' 20''$ East, a distance of 109.94 feet to
9 Station 8 of Tract 1 of said River Farm Tract;

10 Thence along the southerly lines of Tracts 1 and 2
11 of said River Farm Tract the following three courses:

12 South $58^{\circ} 35'$ West, a distance of 170.00 feet;

13 South $69^{\circ} 18'$ West, a distance of 222.70 feet;

14 South $55^{\circ} 56'$ West, a distance of 59.79 feet to
15 a point on the northeasterly line of said parcel of
16 land conveyed to the County of Riverside by Deed
17 recorded August 18, 1934, in Book 1620, page 387,
18 Official Records of said Riverside County;

19 Thence South $49^{\circ} 40' 25''$ East, along said north-
20 easterly line a distance of 77.51 feet;

21 Thence North $51^{\circ} 26'$ East, a distance of 64.73 feet;

22 Thence North $71^{\circ} 36'$ East, a distance of 146.50 feet
23 to a tangent curve concave to the northwest with a radius
24 of 500 feet;

25 Thence northeasterly along said curve, through an
26 angle of $14^{\circ} 33' 43''$ an arc length of 152.49 feet to the
27 point of beginning.

28 Reserving from the parcel to be conveyed, a road
29 easement, 50 feet in width, to the City of Riverside,
30 for purposes of ingress and egress to and from adjoining
31 City property, the center line of said easement being
32 described as follows:

33 Beginning at a point on the southeasterly line of
34 the above described parcel to be conveyed which bears
35 North $5^{\circ} 21' 20''$ East, 38.83 feet from the true point of
36 beginning of the said parcel to be conveyed;

37 Thence South $45^{\circ} 26'$ West, 39.81 feet to a point on
38 a southerly line of said described parcel which bears
39 North $66^{\circ} 32' 10''$ West, 26.96 feet from the said true point
40 of beginning;

41 The side lines of said road easement to be lengthened
42 or shortened to terminate on their respective sides of
43 said parcel to be conveyed.

44 Subject to conditions, restrictions, and easements of record
45 and otherwise existing, and as follows:

1 RESERVATIONS:

2 Reservation No. 1.

3 The Grantor owns and operates a public utility for
4 the production and distribution of water to its inhabitants,
5 and the land herein described is water bearing land. The
6 conveyance of the land to the Grantee is for the purpose of
7 providing a site or location for facilities for housing agri-
8 cultural workers and their families, which is a benefit to the
9 citrus and agricultural industry within the service area of
10 Grantee which includes the City of Riverside, and will not
11 present or impair the right of the Grantor to obtain water
12 from the land.

13 To avoid any transfer or alienation of any water rights
14 owned by the Grantor or any impairment of the municipal utility
15 owned and operated by the Grantor to furnish water to its in-
16 habitants, the Grantor excepts and reserves the unlimited and
17 perpetual right to develop upon and take water from the land
18 herein described for use anywhere for any purpose, together with
19 such well sites and right of way easements over and upon the land
20 for pipe lines, electric lines and utility purposes as may be
21 determined by the Grantor to be appropriate, at places which
22 will not interfere with Grantee's use of the premises as herein
23 provided.

24 To exercise the reserved right to develop and take
25 water, the Grantor reserves the right at any time and from time
26 to time to enter upon the land herein described and explore for
27 water and drill and develop water wells, and install, maintain
28 and operate such equipment, structures, pipe lines, and installa-
29 tions as may be determined by the City to be appropriate to the
30 operation of its municipally owned utility for furnishing water
31 to its inhabitants.
32

1 Reservation No. 2.

2 The Grantor reserves the right, and by the acceptance
3 of this deed the Grantee confers upon the Grantor the right, to
4 acquire from the Grantee all of the right, title and interest
5 in the land conveyed hereby, free and clear of liens or encumbrances
6 made, done or suffered by the Grantee, for a total price or con-
7 sideration of Two Thousand Eight Hundred Eighty-seven and 50/100
8 Dollars (\$2,887.50), in the event that the land is no longer
9 necessary for use by the Grantee or that the Grantee should be
10 willing to dispose of said land, or that any condition of this
11 deed be violated by the Grantee.

12 CONDITIONS SUBSEQUENT:

13 This conveyance is expressly made upon and subject to the
14 following conditions subsequent, upon a violation of any of which
15 the land shall revert and be conveyed to the Grantor upon payment
16 by the Grantor to the Grantee of Two Thousand Eight Hundred Eighty-
17 seven and 50/100 Dollars (\$2,887.50), being the amount of the
18 consideration paid for this conveyance, to wit:

19 Condition No. 1.

20 The land must be used continuously and exclusively by
21 the Grantee as a site for housing agricultural workers, and their
22 families, if any, who are employed in the agricultural and citrus
23 industries in the service area of the Grantee in general and in
24 the City of Riverside in particular. A failure to use the land
25 for said purpose during any five (5) successive fiscal years after
26 June 30, 1963, shall be evidence of lack of continuity of use.
27 A fiscal year is the period beginning July 1st of any calendar
28 year and ending June 30th of the next ensuing calendar year.

29 Condition No. 2.

30 Water developed upon or obtained from the land by any
31 one other than the Grantor City of Riverside must be used only
32 upon the land and for a beneficial purpose by the Grantee.

1 Condition No. 3.

2 No right, title or interest in the land or any right
3 of possession thereof, may be conveyed, transferred, or other-
4 wise alienated without a written waiver by the Grantor of its
5 reserved and conferred right to acquire said land, unless and
6 until the Grantee shall have served upon the Grantor a written
7 demand that it exercise or waive said right, and shall have
8 deposited in escrow a good and sufficient deed conveying to the
9 Grantor City of Riverside a good and sufficient title to said
10 land, including water therein, free and clear of encumbrances
11 made, done or suffered by the Grantee, with escrow instructions
12 in usual form for the delivery of said deed upon payment of
13 Two Thousand Eight Hundred Eighty-seven and 50/100 Dollars
14 (\$2,887.50) within thirty (30) days after demand by the escrow
15 holder.

16 Condition No. 4.

17 The Grantee must not cause or permit the land or water
18 in or under the land to be encumbered by any valid lien or
19 encumbrances.

20
21 By the execution and acceptance of this deed, it is agreed
22 between the parties that all buildings, structures and improvements
23 placed upon the land by the Grantee shall be and remain the
24 personal property of the Grantee, and are subject to removal by
25 the Grantee during the period of time that the title to the land
26 remains in the Grantee.

27
28 IN WITNESS WHEREOF the Grantor City of Riverside has caused
29 this deed to be executed by its duly authorized officers this
30
31
32

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

10th day of June, 1958.

CITY OF RIVERSIDE, a municipal corporation

By _____
Mayor

ATTEST:

City Clerk

The Grantee Riverside Agricultural Association accepts this deed subject to the conditions, restrictions and reservations thereof, which are binding upon the Grantee and its successors in interest.

Dated: _____

RIVERSIDE AGRICULTURAL ASSOCIATION,
a corporation

By _____
President

ATTEST: _____
Secretary

APPROVED AS TO FORM

City Attorney

APPROVED AS TO FORM

Attorney for Riverside Agricultural Association

RECORDED 6-20-58
BOOK 2289 PAGE 271
OFFICIAL RECORDS, RIV. CO.
INSTRUMENT NO. _____

1 STATE OF CALIFORNIA }
2 COUNTY OF RIVERSIDE } ss

3 On this 10th day of June, 1958, before me, ALBERT H. FORD,
4 a Notary Public in and for said County and State, personally
5 appeared E. V. DALES, Mayor, and W. G. WAITE, City Clerk of the
6 City of Riverside, California, the municipal corporation
7 described in and which executed the within instrument, and
8 acknowledged to me that such municipal corporation executed
9 the same.

10 IN WITNESS WHEREOF, I have hereunto set my hand and affixed
11 my official seal, the day and year in this certificate first above
12 written.

13
14 Albert H. Ford
15 Notary Public in and for the County
16 of Riverside, State of California
17 My Commission Expires July 8, 1958
18 (SEAL)
19
20
21
22
23
24
25
26
27
28
29
30
31
32

RANDOLPH
SUB'N

RIVER

TROUT A

FAIR

City of Riverside

City of Riverside

DEED PLAT

ARLINGTON-MIRA LO

PEDLEY ROAD
N. 17° 54' 25" W.
25.60'
S. 40° 10' 35" W.
5.40'

posquale
Solo 15
Solo 16
10.95' 191'
57° 54' 25" E
N. 51° 13' 15" W.
208.50'
OR 158A/119

Located by City of Riverside

F. H. Ayres et al
MB 16/39
552.28'
311.34' / 151'

549° 40' 25" E
5.49° 40' 25" E
W. Dugho Rd. Access. 2003-7-2-54.
C. 5A. MB 350.193

FINAL ORDER OF CONDEMNATION
4-20-59 # 23013
Co. of R.N.
W. 17° 54' 25" W.
117° 54' 25" W.

W. 17° 54' 25" W.
117° 54' 25" W.
6-20-58 # 44128

QUICUPA AVENUE
N. 80° 02' 55" E.
551.51'
555.70' R. 200' L. 252.86' L. 27.66'
555.70' R. 200' L. 252.86' L. 27.66'
555.70' R. 200' L. 252.86' L. 27.66'

Ricardo Rubio &
Sara I. Rubio
#73514-10-25-56
277.26'

Leander L. James
Sybil S. James
330' N 00° 26' E
#12434 County
SOLA. 20
55 as Pd. 3.

Riverside Agricultural Assn.
#44129-6-20-59
#48990-7-10-58
by City of Riverside

Sta 3-Tr. 1
R.N.-Farm Tr.

493.60'

611.25'

118 + 52.30

310.9

549° 40' 25" E

471.44'

110 + 58.98

86.0-57.15

55.12

4.46' 3.21 2.7

2.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

25.60'

5.40'

110 + 58.98

86.0-57.15

55.12

4.46' 3.21 2.7

2.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50

1.50