

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME  
STREET ADDRESS  
CITY & STATE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIX IRS \$ IN THIS SPACE

# Quitclaim Deed

L-11-A

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
CITY OF RIVERSIDE, a municipal corporation,

do hereby remise, release and forever quitclaim to

HICKS-BADRAUN INC., a California corporation,

the following described real property in the City of Riverside, county of Riverside  
state of California

Commencing at the southeast corner of Section 36,  
Township 2 South, Range 5 West, San Bernardino Base and Meridian;  
Thence northerly to a point on the east line of said  
Section 36, a distance of 12.00 feet northerly from, measured at  
right angles to the south line of said Section 36 for the TRUE  
POINT OF BEGINNING;

Thence South 89° 15' West, a distance of 172.12 feet to  
the southeasterly corner of Parcel 3 as shown by map on file in  
Book 36 of Records of Survey at Pages 39 and 40 thereof, Records  
of Riverside County, California;

Thence North 44° 20' East along the southeasterly line of  
said Parcel 3, a distance of 245.59 feet to the most easterly  
corner of said Parcel 3, said point also being on the east line  
of said Section 36;

Thence South 0° 09' East along said east line of Section 36,  
a distance of 173.42 feet to the TRUE POINT OF BEGINNING.

APPROVED AS TO FORM

*John Woodbeck*  
ASST. CITY ATTORNEY

APPROVED AS TO DESCRIPTION

I. M. RITMEY  
Director of Public Works

By *[Signature]*  
Asst. and City Engineer  
by HRR-10-30-64

Dated November 4, 1964

CITY OF RIVERSIDE

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } SS

By *E. J. Sales*

On \_\_\_\_\_ before me, the under  
signed, a Notary Public in and for said County and State, personally  
appeared \_\_\_\_\_

Attest *Virginia [Signature]*  
City Clerk

\_\_\_\_\_, known to me  
to be the person whose name \_\_\_\_\_ subscribed to the within  
instrument and acknowledged that \_\_\_\_\_ executed the same

(Seal)

Title Order No. \_\_\_\_\_

Escrow or Loan No. \_\_\_\_\_

Name (Typed or Printed)  
Notary Public in and for said County and State

INST 4133372  
11-4-64

4-40-1  
5-75-11B



CITY OF RIVERSIDE

October 27, 1964

COUNCILMEN

BACKSTRAND  
BOYLE  
BEECHER  
BIBBON  
BENTLEY  
BETTS

WARDS

1 2 3 4 5 6 7

and Principal Engineering Aide (1 position) Range 21 to Street Light Design Engineer, Range 22. In the Public Service Department: Stenographer-Clerk (1 position) Range 12 to Secretary, Range 14, and Street Maintenance Man (1 position) Range 14 to Heavy Equipment Operator, Range 18. In the Finance Department. Account Clerk (1 position) Range 10 to Senior Account Clerk, Range 13.

Motion  
Second  
Ayes  
Noes

The City Manager reported orally on his negotiations with Hicks-Badraun, Inc. regarding the triangular parcel of land owned by the City of Riverside on Chicago Avenue, as authorized by City Council Minute Action on August 25, 1964, and reported that an appraisal had been made of the property and it was his recommendation that a compromise offer from Hicks-Badraun, Inc., in the amount of \$1,800.00, be accepted. Following discussion, approval was given the acceptance of \$1,800.00 for the approximate 3/4 acre parcel and execution of the documents required in connection therewith, was authorized and directed.

Motion  
Second  
Ayes  
Noes

In further preparation for the visit of President Johnson, authorization was given for the Public Utilities Department to place American Flags on Main Street between Seventh Street and Eleventh Street

Motion  
Second  
All Ayes

The City Council adjourned at 4 20 P M , to meet on Tuesday, November 3, 1964, at 9-00 A M , in the Council Chamber, City Hall.

Motion  
Second  
All Ayes

ARTHUR B HICKS JR  
WARREN W BADRAUN

Overland 4-7652  
Overland 4 1975



**Hicks - Badraun, Inc.**

4266 LEMON STREET  
RIVERSIDE, CALIFORNIA  
October 26, 1964

Subdivisions  
Shopping Centers  
Land Development

Honorable Mayor and City Council  
City of Riverside  
California

Gentlemen:

Reference is hereby made to that portion of land owned by the City of Riverside, as part of our Tract # 2766. This property was previously brought to your attention by our letter of August 14<sup>th</sup> with accompanying maps prepared by Albert A. Webb and Associates.

Since this time you have had the property appraised at \$2,000.00. Based on the acreage involved and using our per acre price we came up with a value of \$1,645.00.

It would seem a fair compromise would be \$1,800.00 since we are the only logical users of the property. An offer for this amount is hereby submitted for your consideration.

Sincerely yours,

HICKS-BADRAUN, INC.  
By Arthur B. Hicks Jr.

*Council approved 10/27/64*

*Arthur Hicks  
Jerry follow thru*

*per file  
JTH  
for 71-12*

*Copy to Jerry 10-29*

OCT 27 1964  
V50 P130

**RECEIVED**  
JUL 9 1970

DEPT. OF PUBLIC WORKS

420

Public Works Dept.		
	Initial	Info   Action
Director		
Assistant		
Building		
Traffic		
Airport		
Office		
Cap 1		
PLANNING		
RECORDS		
Engineering		
Survey		
Clerical		
File		