

Recorded at the request of

John Lunetta

Return to

John Lunetta

1147 Hummingbird

Corona, Calif

91720

Quit Claim Deed

CITY OF RIVERSIDE, a municipality

do es quit claim unto JOHN LUNETTA, a married man

all that real property situate in the City of Riverside County of Riverside

State of California, described as follows:

Any and all right, title and interest of the grantor acquired by that certain agreement, dated January 31, 1967, executed by Mervin G. Flory, Jr., in favor of the grantor, recorded February 3, 1967, as Instrument No. 9552, in the Official Records of said County.

Dated June 13, 1972

CITY OF RIVERSIDE

BY: [Signature]
Mayor

BY: [Signature]
City Clerk

STATE OF CALIFORNIA }
County of _____ } ss.

On _____, 19____, before me, _____
a Notary Public, in and for said State, personally appeared _____
known to me to be the person whose name _____ subscribed
to the within instrument, and acknowledged to me that he executed the same.

My commission expires _____
Notary Public

APPROVED AS TO FORM
[Signature]
CITY ATTORNEY

A G R E E M E N T

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THIS AGREEMENT made this 31st day of January 1967,
by MERVYN G. FLORY, JR., a married man, his heirs, successors
and assigns, respecting the hereinafter referred to property,
which is his sole and separate property, wherein Mervyn G.
Flory, Jr. warrants to and agrees with the CITY OF RIVERSIDE
as follows:

WHEREAS, Mervyn G. Flory, Jr., owner of certain
property in the City of Riverside, State of California, described
herein as Parcel A and Parcel B, has applied for occupancy of
a portion of the premises located on said Parcel A; and

WHEREAS, Mervyn G. Flory, Jr. cannot provide adequate
off-street parking on said Parcel A for the uses to be made
of said portion of premises located on said Parcel A, which
off-street parking is required under the provisions of Section
36.11 of The Code of the City of Riverside, California, 1959; and

WHEREAS, Mervyn G. Flory, Jr. can provide the required
additional off-street parking on a certain portion of said
Parcel B; and

WHEREAS, the City of Riverside requires assurance and
guarantee that said off-street parking will continue to be
available;

NOW, THEREFORE, in consideration of the issuance of
the necessary permit or permits by City of Riverside for
allowance of occupancy of premises located on Parcel A, the
description of said Parcel A being identified as Exhibit 1 and
attached hereto and incorporated herein by this reference,
Mervyn G. Flory, Jr. shall forthwith provide for such additional
off-street parking on the hereinafter described portion of said
Parcel B, the description of said Parcel B being identified
as Exhibit 2 and attached hereto and incorporated herein by

PLEASE RECORD ON BEHALF OF AND FOR THE BENEFIT OF THE CITY OF RIVERSIDE

Property Manager

Robert Reagle

Feb. 3, 1967

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Feb. 3, 1967

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1 this reference, as required to satisfy the provisions of said
 2 Section 36.11. Said additional off-street parking facilities
 3 shall be located on the following described portion of Parcel B,
 4 the use of which portion shall be restricted exclusively to
 5 said off-street parking uses: The Westerly 63 feet of the
 6 Easterly 81 feet of the Northerly ^{54 met} ~~2808~~ feet of the Southerly
 7 ^{76 met} ~~5008~~ feet of said Parcel B. Said portion of Parcel B is shown
 8 on a map by means of an area shaded by diagonal lines, which
 9 map is identified as Exhibit 3 and attached hereto and incorporated
 10 herein by this reference.

11 This agreement and all terms and provisions herein are
 12 binding on Mervyn G. Flory, Jr., his successors and assigns
 13 and further constitutes a covenant attached to and running with
 14 the parcels of land herein described.

15 In the event Mervyn G. Flory, Jr., or his successor
 16 or successors in interest desire to relocate said additional
 17 off-site parking site, said relocation may be accomplished by
 18 an additional agreement to supersede the provisions of this
 19 agreement, provided said proposed new site conforms with then
 20 existing ordinances and regulations of the City of Riverside.

21 IN WITNESS WHEREOF Mervyn G. Flory, Jr. has executed
 22 this agreement the day and year first above written.

23
 24 *Mervyn G. Flory Jr.*
 25 MERVYN G. FLORY, JR.
 26
 27

TO 447 a
 (Individual)

Ⓢ

STATE OF CALIFORNIA }
 COUNTY OF San Diego } ss.

On Jan 31 1967 before me, the undersigned, a Notary Public in and for said State, personally appeared _____

Mervyn G. Flory Jr. known to me

to be the person whose name is subscribed to the within instrument and acknowledged that yes executed the same.

WITNESS my hand and official seal.

Signature [Signature]
 Name (Typed or Printed) Bob Moiler



(This area for official notarial seal)

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Feb. 3, 1967

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PARCEL A

Parcel 1: That portion of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 32, Township 2 South, Range 5 West, San Bernardino Base and Meridian, described as follows:

COMMENCING at the point of intersection of the original Northerly line of Arlington Avenue, 50 feet wide, and the center line of Streeter Avenue, as now established; thence Northerly, on the center line of Streeter Avenue, 126 feet; thence Westerly and parallel with the Northerly line of Arlington Avenue, 495 feet to the true point of beginning; thence continuing Westerly and parallel to said Northerly line of Arlington Avenue, 55 feet; thence Southerly and parallel to the center line of Streeter Avenue, 126 feet to a point on the Original Northerly line of Arlington Avenue, 50 feet wide; thence Easterly, on said Northerly line of Arlington Avenue, 55 feet; thence Northerly and parallel with the center line of said Streeter Avenue, 126 feet to the true point of beginning;

EXCEPTING therefrom the Southerly 8 feet of said parcel as conveyed to the City of Riverside by deed recorded October 21, 1943 in Book 604, page 78, Official Records, for the purpose of widening Arlington Avenue.

Parcel 2: That portion of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 32, Township 2 South, Range 5 West, San Bernardino Base and Meridian, described as follows:

COMMENCING at the point of intersection of the original Northerly line of Arlington Avenue (50 feet wide) and the center line of Streeter Avenue, as now established; thence Northerly, on the center line of Streeter Avenue, 126 feet; thence Westerly and parallel to the Northerly line of Arlington Avenue, 550 feet to the true point of beginning; thence continuing Westerly and parallel to said Northerly line of Arlington Avenue, 55 feet; thence Southerly and parallel to the center line of Streeter Avenue, 126 feet to a point on the original Northerly line of Arlington Avenue (50 feet wide); thence Easterly, on said Northerly line

PARCEL A Cont.

of Arlington Avenue, 55 feet; thence Northerly and parallel with the center line of said Streeter Avenue, 126 feet to the true point of beginning;

EXCEPTING therefrom the Southerly 8 feet of said parcel as conveyed to the City of Riverside by deed recorded October 21, 1943 in Book 604, page 78, Official Records, for the purpose of widening Arlington Avenue.

Parcel 3: That portion of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 32, Township 2 South, Range 5 West, San Bernardino Base and Meridian, described as follows:

COMMENCING at the point of intersection of the original Northerly line of Arlington Avenue (50 feet wide) and the center line of Streeter Avenue, as now established; thence Northerly, on the center line of Streeter Avenue, 126 feet; thence Westerly and parallel to the Northerly line of Arlington Avenue, 605 feet to the true point of beginning; thence continuing Westerly and parallel with said Northerly line of Arlington Avenue, 55 feet, more or less, to a point in the West line of the Southeast quarter of the Southeast quarter of the Southeast quarter of said Section; thence Southerly and parallel to the center line of Streeter Avenue, 126 feet to a point on the Original Northerly line of Arlington Avenue (50 feet wide); thence Easterly, on said Northerly line of Arlington Avenue, 55 feet; thence Northerly and parallel with the said center line of Streeter Avenue, 126 feet to the true point of beginning;

EXCEPTING therefrom the Southerly 8 feet of said parcel as conveyed to the City of Riverside by deed recorded October 21, 1943 in Book 604, page 78, Official Records, for the purpose of widening Arlington Avenue.

Parcel 4: The Southerly rectangular 211.00 feet of the Easterly rectangular 66.00 feet of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 32, Township 2 South, Range 5 West, San Bernardino Base and Meridian, according to Government Survey;

EXCEPTING therefrom the Southerly rectangular 44 feet thereof, as conveyed to the City of Riverside by deed recorded October 4, 1943 in Book 604, page 78, Official Records, and by deed recorded May 20, 1960 in Book 2700, page 523, Official Records.

ALSO EXCEPTING from Parcels 1, 2, 3 and 4 that portion as conveyed to the City of Riverside for street purposes by instrument recorded September 17, 1965 as Instrument No. 107204.

Feb. 3, 1967

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EXHIBIT 1

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PARCEL B

That portion of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 32, Township 2 South, Range 5 West, San Bernardino Base and Meridian, described as follows:

COMMENCING at a point on the South line of the Southwest quarter of the Southeast quarter of the Southeast quarter of said Section 32, which bears Westerly 264 feet from the Southeast corner of said Southwest quarter of the Southeast quarter of the Southeast quarter of said Section 32;
THENCE Northerly and parallel with the Easterly line of the Southwest quarter of the Southeast quarter of the Southeast quarter of said Section 32, 33 feet to the point of beginning of the parcel of land to be described, said point being on the Northerly line of Arlington Avenue;
THENCE Westerly along the Northerly line of Arlington Avenue, 82 feet;
THENCE Northerly and parallel with the Easterly line of the Southwest quarter of the Southeast quarter of the Southeast quarter of said Section 32, 172 feet;
THENCE Easterly and parallel with the Northerly line of Arlington Avenue, 16 feet;
THENCE Northerly and parallel with the Easterly line of the Southwest quarter of the Southeast quarter of Southeast quarter of said Section 32; 460.07 feet to the Northerly line of said Southwest quarter of the Southeast quarter of the Southeast quarter of said Section 32;
THENCE Easterly along the Northerly line of said Southwest quarter of the Southeast quarter of the Southeast quarter of said Section 32, 66 feet;
THENCE Southerly and parallel with the Easterly line of the Southwest quarter of the Southeast quarter of the Southeast quarter of said Section 32, 630.75 feet to the point of beginning;

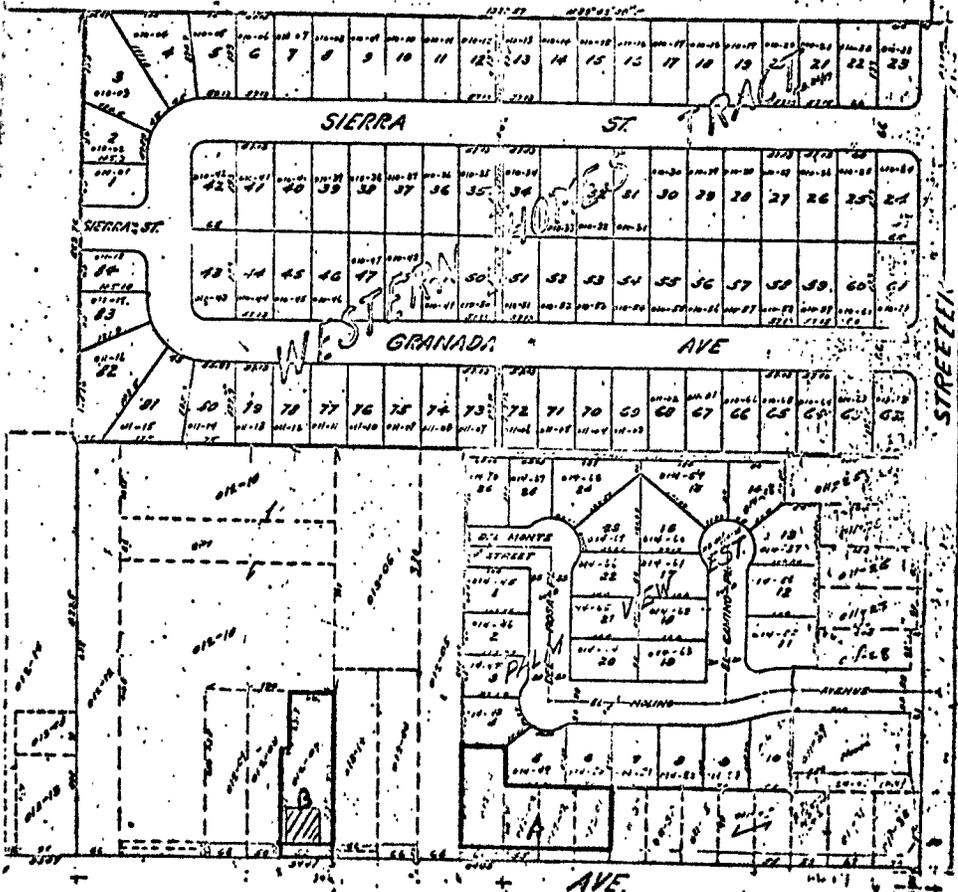
EXCEPTING therefrom the North 377 feet of the East 66 feet of the West 396 feet of said Southwest quarter of the Southeast quarter of the Southeast quarter.

Feb. 3, 1967

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32 T.2S. R.5W.

Riverside City 4-10-1



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Assessor's Map 4-10-1
County of Riverside, Calif.
October, 1952

EXHIBIT 3

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