

96547

When recorded mail to:

Safeco Title  
 P. O. Box 111  
 Riverside, Cal. 92502

DOCUMENTARY TRANSFER TAX  
 \$ None  
 Signature [Signature]  
 CITY OF RIVERSIDE

RECEIVED FOR RECORD  
 AUG 8 1975  
 45  
 CITY CLERK  
 W. B. [Signature]  
 FOR RECORDER'S USE ONLY  
 APPROVED ELECTRONIC

QUITCLAIM DEED [Signature]

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, does hereby remise, release, and forever quitclaim to McKEON CONSTRUCTION, a California Corporation,

the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Block 37 and Polk Street, in the City of Riverside, County of Riverside, State of California, as shown on Map of the lands of the Riverside Land & Irrigating Company recorded in Book 1 page 70 of Maps, San Bernardino County Records, more particularly described as follows:

Beginning at the intersection of the Northeasterly line of Lot 1 in said Block 37 with the Southerly line of the land described in the Deed to the State of California recorded February 25, 1958 as Instrument No. 17769 of Official Records, Riverside County Records; thence South 34° 16' 57" East to the southeasterly corner of Lot 1; said point being the most northerly corner of Parcel 2 conveyed to McKeon Construction, a California corporation, by Deed recorded November 22, 1971 as Instrument No. 14735 of Official Records, Riverside County Records; thence South 5° 43' 15" East, a distance of 205.51 feet; thence South 24° 55' 15" East, a distance of 251.00 feet; thence South 36° 19' 42" East, a distance of 339.82 feet; thence South 38° 19' 19" East, a distance of 12.07 feet to the most northerly corner of Parcel 1 conveyed to McKeon Construction by said Deed; the last four courses and distances follow the northeasterly line of Parcel 2 conveyed to McKeon Construction as aforesaid; thence South 47° 46' 15" East, along the northeasterly line of Parcel 1 conveyed to McKeon Construction as aforesaid, and the southeasterly prolongation thereof, a distance of 79.27 feet to a point on a non-tangent curve, concave to the southeast, having a radius of 175.00 feet; the radial line to said point bears North 41° 15' 37" West; thence southwesterly along said curve, through a central angle of 19° 42' 33", an arc distance of 47.05 feet; thence tangent to said curve, South 79° 02' 20" West, a distance of 17.27 feet to the beginning of a tangent curve, concave to the Northwest, having a radius of 255.00 feet; thence southwesterly along said curve, through a central angle of 24° 53' 10", an arc distance of 119.66 feet; thence tangent to said curve, South 59° 55' 30" West, a distance of 176.32 feet to the beginning of a tangent curve, concave to the Northwest, having a radius of 115.00 feet; thence southwesterly along said curve, through a central angle of 33° 55' 00", an arc distance of 119.47 feet; thence tangent to said curve South 89° 50' 20" West, a distance of 245.41 feet to the intersection with the southeasterly prolongation of the center line of Polk Street, as shown on Map recorded in Book 5 page 176 of Maps,

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Riverside County Records; the last six courses and distances follow along a line that is parallel with and distant 45.00 feet North-westerly, measured at right angles, from the physical center line of the Riverside Water Company Canal; thence North 34° 20' 15" West, a distance of 766.66 feet; thence North 85° 35' 50" West, a distance of 414.99 feet; thence North 34° 17' 50" West, a distance of 19.71 feet; the last three courses and distances follow the center line (and its Southeasterly prolongation) of Polk Street as shown on said Map recorded in Book 5 page 176 of Maps; thence North 34° 17' 50" West, a distance of 485.82 feet to the intersection of the center line of Polk Street as said Street is shown on the Map recorded in Book 1 page 70 of Maps, San Bernardino County Records, with the South-westerly prolongation of the Southeasterly line of the Southwesterly 185 feet of the Northwesterly 175 feet of Lot 4 of said Block 37; thence North 55° 41' 05" East, a distance of 225 feet; thence North 34° 17' 50" West, a distance of 175 feet; the last two courses and distances follow along the Southeasterly line (and its Southwesterly prolongation) and the Northwesterly line of the Southwesterly 185 feet of the Northwesterly 175 feet of said Lot 4; thence North 55° 41' 30" East, along the Southerly line of Indiana Avenue as shown on the aforesaid Map recorded in Book 1 page 70 of Maps, to its most Westerly intersection with the land described in the aforesaid Deed to the State of California; thence along the Southerly line of said lands of the State of California to the point of beginning.

- 1) EXCEPTING therefrom the rights of way for all irrigating ditches, flumes, pipes, or other conduits, as more fully described and reserved by Riverside Land Company, in Deeds recorded in Book 97 Page 381; Book 199 Page 359; Book 264 Page 59; and in Book 277 Page 40, all of Deeds, Riverside County Records, and further Reserving unto the Grantor for public use easements for the construction and maintenance of all water ditches, pipe lines, flumes and conduits for conveying water for irrigation and domestic use and all other purposes over those portions thereof not described in Deeds referenced hereinabove as Deeds reserving rights of way to the Riverside Land Company;
- 2) RESERVING unto Grantor, an easement for water drainage that may naturally flow from the real property immediately adjacent to and Southerly thereof and which is described as follows:

That portion of the Highway conveyed to the City of Riverside by Deed recorded July 7, 1913 in Book 3 Page 115 of Deeds, Riverside County Records, through Block 37, as shown on Map of the Riverside Land & Irrigating Company Subdivision on file in Book 1 Page 70 of Maps, San Bernardino County Records, more particularly describe as follows:

Commencing at the most Northerly corner of Lot 6 in said Block 37, said point being the most Northerly corner of Parcel 2 conveyed to McKon Construction, a California corporation, by Deed recorded November 22, 1971 as Instrument No. 133609, Official Records, Riverside County Records; thence South 45° 43' 15" East a distance of 209.51 feet; thence South 24° 55' 35" East, a distance of 111.09 feet; thence South 86° 14' 43" East, a distance of 33.88 feet; thence South 38° 19' 15" East, a distance of 92.17 feet to the most Northerly corner of Parcel 1 conveyed to McKon Construction by said Deed; (the last four courses and distances follow the North-easterly boundary line of Parcel 2 conveyed to McKon Construction as aforesaid); thence South 47° 46' 15" East along the Northeasterly line of Parcel 1 conveyed to McKon Construction as aforesaid, and the Southeasterly prolongation thereof, a distance of 330.27 feet for the true point of beginning, said point being in a curve concave to the Southeast having a radius of 195.00 feet, the radial line to said point bears North 41° 15' 17" West; thence Southwesterly along said curve to the left, through a central angle of 19° 42' 03", an arc distance of 67.95 feet to the end thereof; thence South 29° 02' 20" West, a distance of 167.27 feet to the beginning of a tangent

See Attached p.c  
Dec. 11-10-76 as  
Inst. 173127

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curve concave to the Northwest having a radius of 255.00 feet; thence Southwesterly along said curve to the right, through a central angle of 26° 53' 10", an arc distance of 119.66 feet to the end thereof; thence South 55° 55' 30" West, a distance of 876.92 feet to the beginning of a tangent curve concave to the Northwest, having a radius of 315.00 feet; thence Southwesterly along said curve to the right, through a central angle of 33° 55' 00", an arc distance of 186.47 feet to the end thereof; thence South 89° 50' 30" West a distance of 265.43 feet to an intersection with the Southwesterly prolongation of the centerline of Polk Street, as shown by Map on file in Book 5 Page 176 of Maps, Riverside County Records; (the last six courses and distances follow along a line that is parallel with and distant 45.00 feet Northwesterly, measured at right angles from the physical centerline of the Riverside Water Company Canal; thence South 34° 26' 15" East along the Southeastly prolongation of said centerline of Polk Street, a distance of 54.46 feet to a point in said physical centerline of the Riverside Water Company Canal; thence North 89° 50' 30" East a distance of 234.76 feet to the beginning of a tangent curve concave to the Northwest having a radius of 360.00 feet; thence Northeasterly along said curve to the left, through a central angle of 33° 55' 00", an arc distance of 213.11 feet to the end thereof; thence North 55° 55' 30" East a distance of 676.92 feet to the beginning of a tangent curve concave to the Northwest, having a radius of 300.00 feet; thence Northeasterly along said curve to the left, through a central angle of 26° 53' 10", an arc distance of 140.78 feet to the end thereof; thence North 29° 02' 20" East, a distance of 167.27 feet to the beginning of a tangent curve concave to the Southeast having a radius of 150.00 feet; thence Northeasterly along said curve to the right, through a central angle of 19° 42' 03", an arc distance of 51.58 feet to a point therein, the radial bearing at said point bears North 41° 15' 37" West; (the last six courses and distances follow along the physical centerline of the Riverside Water Company Canal;) thence North 41° 15' 37" West, a distance of 45.00 feet to the true point of beginning.

See P.C. Attached dated 11-10-76 as Inst. 173127

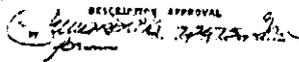
Nothing contained in this reservation shall restrict the Grantee from constructing a wall or other structures along the Southerly line of the property conveyed herein, provided that the wall or such other structures have sufficient openings or such other devices as will permit the drainage of the real property described in this reservation;

- 3) ALSO EXCEPTING AND RESERVING therefrom unto the Grantor for public use, an easement for pole lines, as more fully described in the deed to Southern California Edison Company, Ltd., recorded November 22, 1950 in Book 1222 Page 99, Official Records, Riverside County Records;
- 4) ALSO EXCEPTING AND RESERVING therefrom unto the Grantor for public use, an easement for pole lines, over the following described portion:

Beginning at the Westerly terminus of that certain course described above as "North 55° 41' 05" East, a distance of 225 feet"; thence Northeasterly along the line of said course 31.00 feet; thence South 34° 17' 50" East, 531.37 feet to a point on that certain course described above as "North 85° 35' 50" West, a distance of 414.39 feet"; thence Westerly along the line of said course 30.72 feet to the Northwesterly terminus thereof; thence North 34° 17' 50" West 506.53 feet to the point of beginning.

See P.C. Attached dated 11-2-76 as Inst. 168013.

App'd with consent of City of Riverside

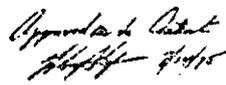
SECRETARY APPROVAL  


Dated AUGUST 5 1975

CITY OF RIVERSIDE, a municipal corporation

By  Mayor

Attest  City Clerk



CL 304-448-A

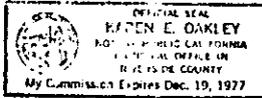
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96547

STATE OF CALIFORNIA ) ss  
COUNTY OF RIVERSIDE )

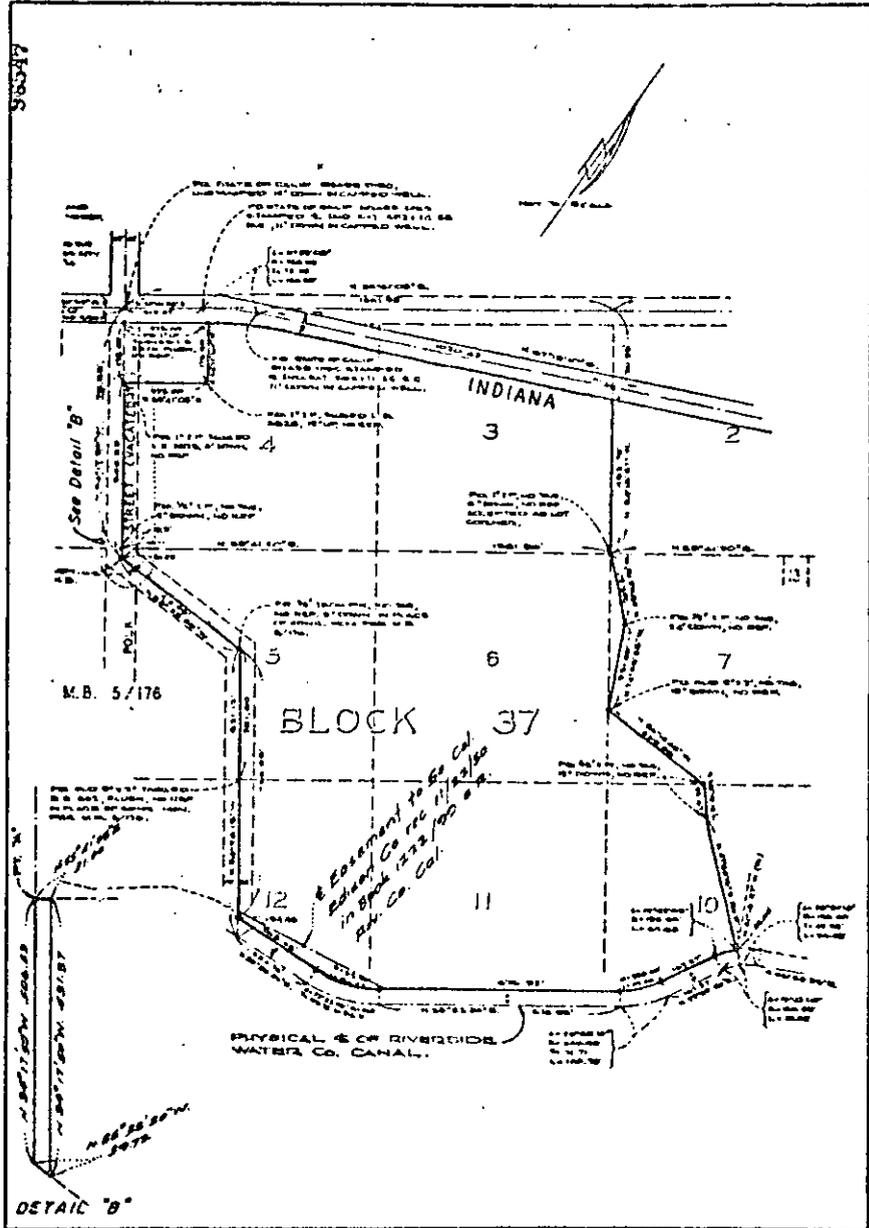
On this 5th day of August, 1975, before me,  
Karen E. Oakley, a Notary Public in and for said county and State  
personally appeared BEN H. LEWIS, Mayor, and ALICE A. HARE, City Clerk of the City  
of Riverside, California, the municipal corporation described in and which executed  
the within instrument, and acknowledged to me that such municipal corporation  
executed the same.

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



*Karen E. Oakley*  
Notary Public in and for the County  
of Riverside, State of California

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• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.		SHEET <u>1</u> OF <u>1</u>	75-93
SCALE: <u>N.T.D.</u>	DESIGNED BY: <u>J.A. WISE &amp; J.W. WY</u>	SUBJECT <u>TRACT NO. 6070-1</u>	

END RECORDED DOCUMENT      W. D. BALOGH, COUNTY RECORDER

616  
SHT. 5/10

When recorded mail to:

Pacesetter Homes, Inc.  
4540 Campus Drive  
Newport Beach, CA 92660

Attn: Fred Kingdon

WE HEREBY CERTIFY THAT THIS IS A FULL,  
TRUE AND CORRECT COPY OF THE ORIGINAL  
DOCUMENT AS THE SAME APPEARS IN THE  
OFFICE OF THE COUNTY RECORDER OF  
Riverside COUNTY, STATE OF  
CALIFORNIA, RECORDED ON 11-10-76  
IN BOOK 1976 OF OFFICIAL RECORDS  
AT PAGE 173127. SERIAL NO. 173127.  
SAFECO TITLE INSURANCE COMPANY  
By Brian Hancock

FOR RECORDER'S OFFICE USE ONLY

Project

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
the CITY OF RIVERSIDE, a Municipal Corporation, does hereby remise, release,  
and forever quitclaim to PACESETTER HOMES, INC., a California corporation,

the real property in the City of Riverside, County of Riverside, State of  
California, described as follows:

PARCEL 1

That certain easement for water drainage reserved by the City of Riverside  
as Paragraph 2) of exceptions and reservations by deed recorded August 8,  
1975, as Instrument No. 96547 of Official Records of Riverside County,  
California.

PARCEL 2

That certain easement for pole lines reserved by the City of Riverside as  
Paragraph 3) of exceptions and reservations by deed recorded August 8, 1975,  
as Instrument No. 96547 of Official Records of Riverside County, California.  
Said easement is more fully described in the deed to Southern California  
Edison Company, Ltd., recorded November 22, 1950 in Book 1222 Page 99, of  
Official Records, Riverside County Records.

DESCRIPTION APPROVAL

By *[Signature]* 7/29/76 by *[Signature]*  
Recorder

DESCRIPTION APPROVED  
PUBLIC UTILITIES DEPT.

By *[Signature]*

DESCRIPTION APPROVED  
PUBLIC UTILITIES DEPT.

By *[Signature]* 9 23 '76

4-12-6-5

Dated November 2, 1976

CITY OF RIVERSIDE, a Municipal Corporation

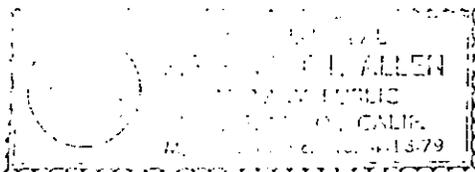
By *Ben H. Lewis* Mayor

Attest *Alice A. Hare* City Clerk

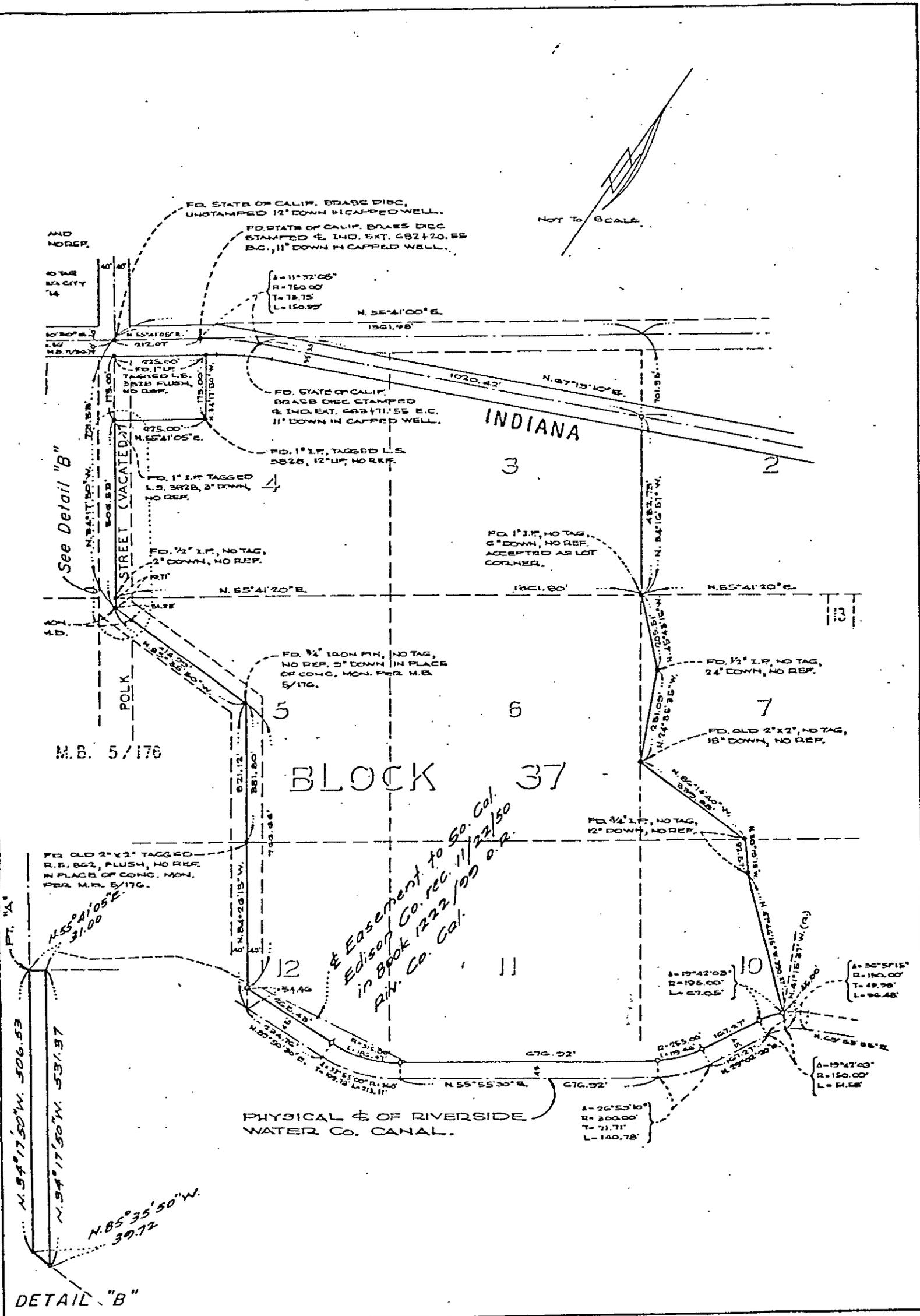
STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.

On this 5th day of November 1976, before me, Margaret I. Allen, a Notary Public in and for said County and State, personally appeared Ben H. Lewis, Mayor, and Alice A. Hare, City Clerk of the City of Riverside, California, the municipal corporation described in and which executed the within instrument, and acknowledged to me that such municipal corporation executed the same.

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



*Margaret I. Allen*  
Notary Public in and for the County of Riverside, State of California



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

76-105

SCALE 1"=100'

DRAWN BY LL DATE 6/15/75

SUBJECT TRACT NO. 6070

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SHT. 8/10

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND UNLESS OTHER WISE SHOWN BELOW MAIL TAX STATEMENTS TO

NAME Pacesetter Homes, Inc.  
 ADDRESS 4540 Campus Drive  
 Newport Beach, CA 92660  
 CITY & STATE ZIP  
 Attn: Fred Kingdon  
 Title Order No. Escrow No.

WE HEREBY CERTIFY THAT THIS IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT AS THE SAME APPEARS IN THE OFFICE OF THE COUNTY RECORDER OF Riverside COUNTY, STATE OF CALIFORNIA, RECORDED ON 11-2-76 IN BOOK 1976 OF OFFICIAL RECORDS AT PAGE 168013 SERIAL NO. 168013 SAFECO TITLE INSURANCE COMPANY By Brian Hawks

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# Quitclaim Deed

The undersigned declares that the documentary transfer tax is \$ 0.00 and is  
 computed on the full value of the interest or property conveyed, or is  
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in  
 unincorporated area  city of Riverside

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CITY OF RIVERSIDE, a Municipal Corporation,

do es hereby remise, release and forever quitclaim to

PACESETTER HOMES, INC., a California corporation,

the folowing described real property in the City of Riverside county of Riverside state of California:

That certain right of way and easement reserved by the City of Riverside, a municipal corporation, for polelines, as Exception No. 4 in the Quitclaim Deed to McKeon Construction, a California corporation, recorded August 8, 1975 as Instrument No. 96547, Official Records, Riverside County Records; also those certain rights dedicated for the purpose of construction and maintenance of electrical facilities on the map of Tract No. 6070-1; over and across the following described property:

The Southwesterly 31.00 feet of Lots 7 through 14, inclusive, of Tract No. 6070-1, as shown by map filed in Book 83, Pages 41 through 44, inclusive, of Maps, Records of Riverside County.

APPROVED AS TO FORM

Alice A. Hare  
 DEPUTY CITY ATTORNEY

CITY OF RIVERSIDE

By Arden R. Anderson  
 Mayor Pro Tempore

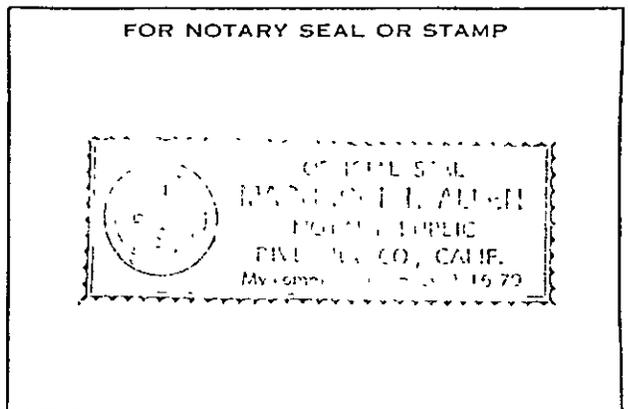
Dated October 26, 1976

Attest: Alice A. Hare  
 City Clerk

STATE OF CALIFORNIA )  
 COUNTY OF RIVERSIDE ) SS.  
 On October 27, 1976, before me, the under signed, a Notary Public in and for said County and State, personally appeared Arden R. Anderson, Mayor Pro Tempore, and Alice A. Hare, City Clerk,

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same

Margaret L. Allen  
 Signature of Notary



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name \_\_\_\_\_ Street Address \_\_\_\_\_ City & State \_\_\_\_\_

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 SHT910

PUBLIC UTILITIES DEPT.  
 By Brian Hawks  
 10/26/76

DESCRIPTION APPROVAL  
 By George H. Harkness  
 10/26/76

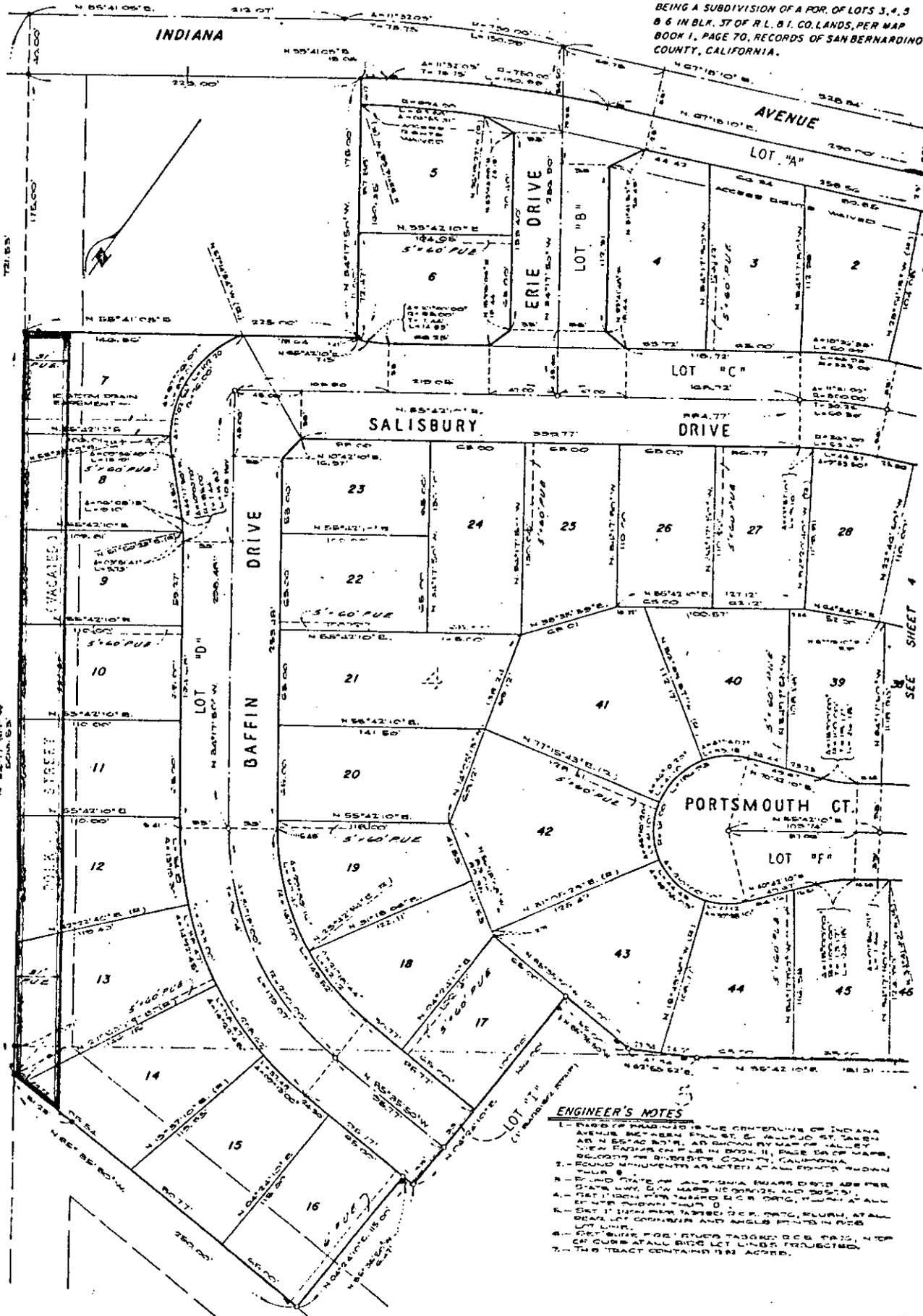
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

JUNE 1973

SCALE: 1" = 40'

SHEET 3 OF 4 SHEETS  
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

**TRACT NO. 6070-1**  
BEING A SUBDIVISION OF A POR. OF LOTS 3, 4, 5  
6 & 6 IN BLK. 37 OF R.L. 81, CO. LANDS, PER MAP  
BOOK 1, PAGE 70, RECORDS OF SAN BERNARDINO  
COUNTY, CALIFORNIA.



**ENGINEER'S NOTES**

- 1- PORTION OF PLUMBING IN THE CENTERLINE OF INDIANA AVENUE BETWEEN 5TH ST. & SALISBURY ST. TAKEN AS N 55°42' 00" E, 100.00' BY WAY OF VALLEY VIEW PARKING LOT IN BLOCK 11, PAGE 100 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
- 2- ROUND MONUMENTS AS NOTED AT ALL CORNERS SHOWN VOLUME 9.
- 3- FOUND DATE OF CALIFORNIA ENGINEERS DEEDS AS PER STATE LAW, 20% MAPS RECORDED AND 20%.
- 4- SET 1/4" CORNER MARKS TO COR CORNERS, POINTS AT ALL CORNERS SHOWN ON 0.
- 5- SET 1/4" CORNER MARKS TO COR CORNERS, POINTS AT ALL CORNERS, CORNERS AND ANGLES SHOWN IN THIS LOT LINE.
- 6- CORNER MARKS FOR STREETS TAGGED TO COR CORNERS, NOT TO BE CURVED AT ALL BIDD LOT LINES PROTECTED.
- 7- THE TRACT CONTAINS 13.81 ACRES.

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SHT. 10/10