

201103

When recorded mail to:
Property Services
City of Riverside
City Hall, 3900 Main Street
Riverside, CA 92522

RECEIVED FOR RECORD
10 Min. Post / of clock

JUN 14 1991

Recorded in Official Records
of Riverside County, California
W. J. [Signature]
Recorder
Fees \$ [Signature]

FREE RECORDING
(Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: R-55-890
Magnolia Town Center

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, does hereby remise, release, and forever quitclaim to MAGNOLIA TOWN CENTER, a California General Partnership, those certain easements described in Exhibit "A" lying within the real property described in Exhibit "B" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Please record for the benefit of the City of Riverside Property Services Manager

Dated June 6, 1991

CITY OF RIVERSIDE,
a municipal corporation

By Terry Frunzel
Mayor

Attest Karen E. Lindquist
City Clerk

APPROVED AS TO FORM

[Signature]
CITY ATTORNEY

STATE OF CALIFORNIA)
 COUNTY OF RIVERSIDE) **.

On this 6th day of June, in the year 1991, before me,
Margaret I. Archambault a Notary Public in
 and for said County and State, personally appeared Terry Frizzel and
Karen E. Lindquist personally known to me to
 be the persons who executed this instrument as Mayor and City Clerk of the City
 of Riverside, a municipal corporation, and acknowledged to me that the municipal
 corporation executed the same.

Witness my hand and official seal.

Margaret I. Archambault
 Notary Public in and for said State

1646u/b

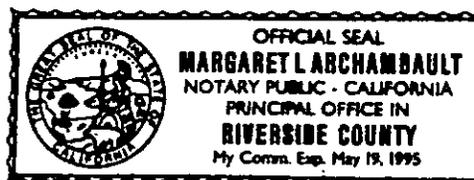


EXHIBIT "A"

1. A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
2. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, IN INSTRUMENT RECORDED DECEMBER 21, 1929, IN BOOK 837 PAGE 55 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED MAY 28, 1938, IN BOOK 372 PAGE 466 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
4. A RIGHT OF WAY OVER SAID LAND FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES, AS GRANTED TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, IN DEEDS RECORDED APRIL 26, 1882, IN BOOK 28 PAGE 635 AND AUGUST 14, 1885, IN BOOK 42 PAGES 294 AND 296, RESPECTIVELY, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, THE EXACT LOCATION NOT DISCLOSED BY THE RECORDS.
5. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED JUNE 15, 1927, IN BOOK 722 PAGE 12 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; SAID EASEMENT IS FOR POLE LINES.
6. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED MARCH 18, 1960, AS INSTRUMENT NO. 24606 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; SAID EASEMENT IS FOR POLE LINES.
7. AN EASEMENT FOR THE HEREINAFTER SPECIFIC AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED MARCH 15, 1960, AS INSTRUMENT NO. 24610 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; SAID EASEMENT IS FOR POLE LINES.

EXHIBIT "B"

BEING LOTS 18, 20, 22, 24, 26, 28 AND A PORTION OF LOTS 12, 14 AND 16 OF NOGALES TRACT AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS AT PAGE 7, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH PORTIONS OF GOVERNMENT LOT 2 AND THE NORTHERLY EXTENSION THEREOF AND GOVERNMENT LOT 3 AND THE NORTHERLY EXTENSION THEREOF OF FRACTIONAL SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 28:

THENCE NORTH 00°01'37" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF NOGALES STREET, 52 FEET WIDE, A DISTANCE OF 360.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 18 SAID NORTHWEST CORNER BEING ALSO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED SEPTEMBER 23, 1966 AS INSTRUMENT NUMBER 95114, RECORDS OF SAID COUNTY;

THENCE NORTH 89°14'24" EAST ALONG THE SOUTH LINE OF SAID INSTRUMENT NUMBER 95114, A DISTANCE OF 4.00 FEET TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF NOGALES STREET, 60 FEET WIDE;

THENCE NORTH 00°01'37" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 180.03 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED SEPTEMBER 23, 1986 AS INSTRUMENT NUMBER 95116, RECORDS OF SAID COUNTY, AND THE NORTH LINE OF SAID LOT 12 OF NOGALES TRACT;

THENCE NORTH 89°14'04" EAST ALONG SAID NORTH LINE A DISTANCE OF 126.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 12 AND THE EAST LINE OF SAID NOGALES TRACT;

THENCE NORTH 00°01'17" WEST ALONG SAID EAST LINE A DISTANCE OF 319.08 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED DECEMBER 10, 1965 AS INSTRUMENT NUMBER 139091, RECORDS OF SAID COUNTY, SAID CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE JURUPA AVENUE, 88 FEET WIDE;

THENCE NORTH 89°13'28" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 229.99 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED FEBRUARY 7, 1986 AS INSTRUMENT NUMBER 30994, RECORDS OF SAID COUNTY;

THENCE SOUTH 00°00'06" WEST ALONG THE WEST LINE OF THAT PROPERTY DESCRIBED IN THE GRANT DEED TO RICHARD S. SCOTT ET AL RECORDED AUGUST 30, 1985 AS INSTRUMENT NUMBER 196604 A DISTANCE OF 149.01 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 89°13' 28" EAST ALONG THE SOUTH LINE OF SAID INSTRUMENT NUMBER 196604 A DISTANCE OF 75.01 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 00°00'06" EAST ALONG THE EAST LINE OF SAID INSTRUMENT NO. 196604 A DISTANCE OF 160.01 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED FEBRUARY 7, 1986, AS INSTRUMENT NUMBER 30994, RECORDS OF SAID COUNTY, SAID NORTHEAST CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE OF JURUPA AVENUE, 66 FEET WIDE;

THENCE NORTH 89°13'28" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 173.97 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED APRIL 29, 1960 IN BOOK 2684, PAGE 588, OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 00°46'32" EAST ALONG THE WEST LINE OF SAID GRANT DEED RECORDED IN BOOK 2684, PAGE 588, A DISTANCE OF 11.00 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 89°13'28" EAST ALONG THE SOUTH LINE OF SAID GRANT DEED RECORDED IN BOOK 2684, PAGE 588 A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 00°46'32" WEST ALONG THE EAST LINE OF SAID GRANT DEED RECORDED IN BOOK 2684, PAGE 58 A DISTANCE OF 11.00 FEET TO NORTHEAST CORNER THEREOF, SAID CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE OF JURUPA AVENUE, 66 FEET WIDE;

THENCE NORTH 89°13'28" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 54.74 FEET TO A LINE PARALLEL WITH, AND 20.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THAT PROPERTY DESCRIBED IN THE GRANT DEED RECORDED OCTOBER 8, 1952 IN BOOK 1406, PAGE 356, OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 00°01'58" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 72.29 FEET TO A LINE PARALLEL WITH, AND 0.67 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF THE GRANT DEED RECORDED MARCH 5, 1980 AS INSTRUMENT NO.42550, RECORDS OF SAID COUNTY;

THENCE SOUTH 62°19'53" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 22.58 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID INSTRUMENT NUMBER 42550;

THENCE NORTH 00°01'58" EAST ALONG THE SOUTHERLY PROLONGATION OF SAID WEST LINE A DISTANCE OF 0.76 FEET TO THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 42550;

THENCE SOUTH 62°19'53" EAST ALONG THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 42550 A DISTANCE OF 65.56 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE, 100 FEET WIDE;

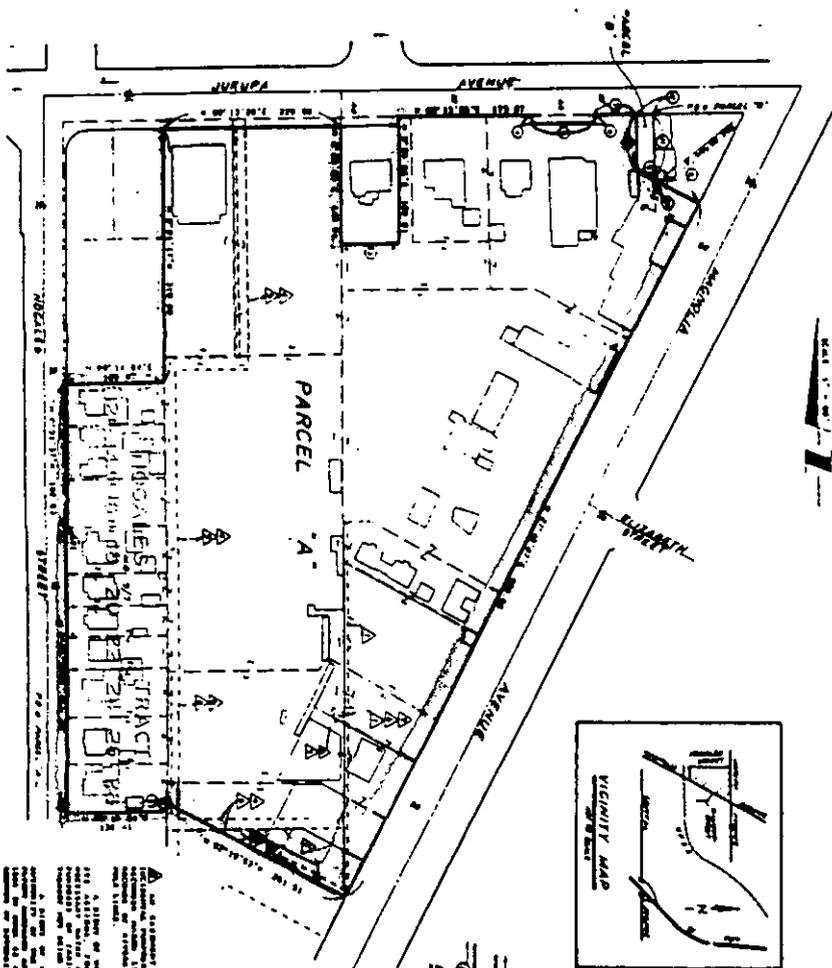
THENCE SOUTH 27°40'07" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 990.09 FEET TO THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN THE GRANT DEED TO PAUL D'ARCA, JR. AND EMILY D'ARCA RECORDED MAY 18, 1989 AS INSTRUMENT NUMBER 161206, RECORDS OF SAID COUNTY;

THENCE SOUTH 62°19'53" WEST ALONG THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NO. 161206 A DISTANCE OF 261.51 FEET TO THE SOUTHWEST CORNER THEREOF AND THE EAST LINE OF SAID NOGALES TRACT;

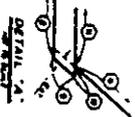
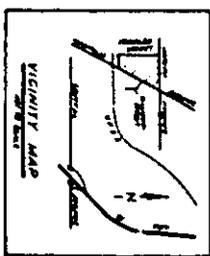
THENCE SOUTH 00°01'17" EAST ALONG SAID EAST LINE A DISTANCE OF 10.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28 OF NOGALES TRACT;

THENCE SOUTH 89°15'01" WEST ALONG THE SOUTH LINE OF SAID LOT 28 A DISTANCE OF 130.41 FEET TO THE POINT OF BEGINNING.

DESCRIPTION APPROVAL 5/30/91
George P. Hutchinson by WF
SURVEYOR, CITY OF RIVERSIDE



IN THE CITY OF RIVERSIDE
PARCEL MAP WAIVER
 LOT LINE ADJUSTMENT



ALL STATEMENTS FOR THE NEIGHBORHOOD SURVEYING PROJECTS AND LOT LINE ADJUSTMENTS ARE MADE BY THE SURVEYOR AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE SURVEYING DATA. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES AND COSTS OF THE SURVEYING PROJECTS AND LOT LINE ADJUSTMENTS. THE SURVEYOR'S LIABILITY IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE SURVEYING DATA. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES AND COSTS OF THE SURVEYING PROJECTS AND LOT LINE ADJUSTMENTS.

LINE DATA	BEARING	DISTANCE
1	S 89° 12' 12" E	18.42
2	S 89° 12' 24" E	4.80
3	S 89° 12' 36" E	75.51
4	S 89° 12' 48" E	11.50
5	S 89° 12' 54" E	89.50
6	S 89° 13' 00" E	84.14
7	S 89° 13' 06" E	72.50
8	S 89° 13' 12" E	8.75
9	S 89° 13' 18" E	84.50
10	S 89° 13' 24" E	89.50

GENERAL NOTES:

- ALL STATEMENTS FOR THE NEIGHBORHOOD SURVEYING PROJECTS AND LOT LINE ADJUSTMENTS ARE MADE BY THE SURVEYOR AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE SURVEYING DATA. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES AND COSTS OF THE SURVEYING PROJECTS AND LOT LINE ADJUSTMENTS.
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• 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

4/20

SCALE: 1" = _____

DRAWN BY LF DATE 5/21/21

SUBJECT R-55-890

945