

QUITCLAIM DEED
(Corporation)

ARLINGTON MUTUAL WATER COMPANY, a corporation, Grantor, for a valuable consideration, receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim to CITY OF RIVERSIDE, a municipal corporation, the real property in the---- County of Riverside, State of California, described as follows:

Parcel No. 1

That portion of Lot 11 of La Granada Tract No. 2 as shown upon map thereof, recorded in Book 14 of Maps at page 97 thereof, Riverside County Records, more particularly described as follows:

Commencing at the intersection of the center lines of Bolton Avenue and Cook Avenue as shown on the map of said La Granada Tract No. 2;

Thence South 70° 40' West, along the center line of Cook Avenue, a distance of 588.94 feet to the point of intersection of the tangent lines of a 200.09 foot radius curve (recorded as 200 foot radius curve) concave to the North;

Thence, leaving Cook Avenue, South 23° 57' East, 573.65 feet to an angle point in the northwesterly line of Lot 12 of said tract;

Thence South 58° 31' 45" West (recorded as South 58° 31' West) along the northwesterly line of Lot 12, a distance of 416.91 feet (recorded as 416.98 feet) to an angle point thereon for the TRUE POINT OF BEGINNING:

Thence from said true point of beginning, continuing along the northwesterly line of said Lot 12, South 53° 08' 24" West (recorded as South 53° 13' 30" West) a distance of 161.10 feet (recorded as 161.82 feet) to an angle point thereon;

Thence continuing along said line South 4° 09' 15" West (recorded as South 4° 14' 30" West) a distance of 65.50 feet to an angle point therein;

Thence leaving the westerly line of said Lot 12, South 20° 39' 37" West, a distance of 376.42 feet, more or less, to the northeast corner of Lot 16, Block 51 of La Granada Tract as recorded in Map Book 12, pages 42 to 51, inclusive, records of said County;

Thence along the northerly line of said Lot 16, North 85° 27' West (recorded as North 85° 24' West) a distance of 100.01 feet (recorded as 100.00 feet) to the northwesterly corner thereof; said point being also the southeasterly corner of that certain parcel of land described in Deed, recorded in Book 632, page 369 Official Records of Riverside County;

Thence North 4° 33' 15" East (recorded as North 4° 36' East), along the northerly prolongation of the westerly line of Lot 16, said line being also the easterly line of the parcel recorded as aforesaid, a distance of 100.00 feet to the northeasterly corner thereof;

Thence North 83° 29' 45" West (recorded as North 83° 27' West) along the northerly line of aforesaid parcel, a distance of 133.00 feet to the northwesterly corner thereof;

Thence leaving the northerly line of the parcel recorded as aforesaid, North 21° 55' 27" East, 627.75 feet;

Thence South 64° 51' 32" East, 200.10 feet;

Thence South 36° 51' 32" East, 133.00 feet to the TRUE POINT OF BEGINNING, excepting that portion described as follows:

Beginning at the northwest corner of Lot 16, Block 51, La Granada Tract as recorded in Book 12 of Maps at pages 42 to 51, inclusive, Records of Riverside County, California, said corner being also the southeasterly corner of that certain parcel of land described in deed, recorded in Book 682, page 389, official Records of Riverside County;

Thence North 4° 33' 15" East (recorded as North 4° 36' East), along the northerly prolongation of the westerly line of said Lot 16, said line being also the easterly line of the parcel

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1 recorded as aforesaid, a distance of 100.00 feet to the north-
easterly corner thereof;

2 Thence North $83^{\circ} 29' 45''$ West (recorded as North $83^{\circ} 27'$
West) along the northerly line of the aforesaid parcel, a distance
3 of 138.00 feet to the northwesterly corner thereof;

4 Thence leaving the northerly line of the parcel recorded as
aforesaid North $21^{\circ} 55' 27''$ East, 59.22 feet to a point;

5 Thence South $83^{\circ} 29' 45''$ East, parallel with the northerly
line of the parcel recorded as aforesaid, 204.35 feet to a point
6 from which the most westerly corner of Lot 12 of said La Granada
Tract No. 2 bears North $20^{\circ} 39' 37''$ East, a distance of 217.99
feet;

7 Thence South $20^{\circ} 39' 37''$ West, a distance of 158.43 feet,
more or less, to the northeast corner of Lot 16, of Block 51 of
8 said La Granada Tract;

9 Thence along the northerly line of said Lot 16, North 85°
27' West (recorded as North $85^{\circ} 24'$ West) a distance of 100.01
10 feet (recorded as 100.00 feet) to the northwest corner thereof, and
the Point of Beginning; Said Parcel No. 1, excluding the hereinabove
described exception contains 3.107 acres.

11 Parcel No. 1-A

12 That portion of Lot 11 of La Granada Tract No. 2 as shown
upon map thereof, recorded in Map Book 14 at page 97 thereof,
13 records of Riverside County, California, more particularly des-
cribed as follows:

14 Beginning at the northwest corner of Lot 16, block 51, La
Granada Tract as recorded in Book 12 of Maps at pages 42 to 51,
15 inclusive, Records of Riverside County, California, said corner
being also the southeasterly corner of that certain parcel of land
16 described in deed, recorded in Book 682, page 389, Official
records of Riverside County.

17 Thence North $4^{\circ} 33' 15''$ East (recorded as North $4^{\circ} 36'$ East)
along the northerly prolongation of the westerly line of said Lot
16, said line being also the easterly line of the parcel recorded
18 as aforesaid, a distance of 100.00 feet to the northeasterly
corner thereof;

19 Thence North $83^{\circ} 29' 45''$ West (recorded as North $83^{\circ} 27'$
West) along the northerly line of the parcel recorded as afore-
20 said, a distance of 138.00 feet to the northwesterly corner
thereof;

21 Thence leaving the northerly line of the aforesaid parcel
North $21^{\circ} 55' 27''$ East, 59.22 feet to a point;

22 Thence South $83^{\circ} 29' 45''$ East, parallel with the northerly
line of the parcel recorded as aforesaid, 204.35 feet to a point
23 from which the most westerly corner of Lot 12 of said La Granada
Tract No. 2 bears North $20^{\circ} 39' 37''$ East, a distance of 217.99
24 feet;

25 Thence South $20^{\circ} 39' 37''$ West, a distance of 158.43 feet,
more or less, to the northeast corner of Lot 16, Block 51 of said
La Granada Tract;

26 Thence along the northerly line of said Lot 16, North $85^{\circ} 27'$
West (recorded as North $85^{\circ} 24'$ West), a distance of 100.01 feet
27 (recorded as 100.00 feet) to the northwest corner thereof, and the
Point of Beginning.

28 Containing 0.60 acres, more or less.

29 PARCEL NO. 2

30 That portion of Lot 11 of La Granada Tract No. 2 as shown
upon map thereof, recorded in Map Book 14 at Page 97 thereof,
31 Records of Riverside County, California, more particularly
described as follows:

32 Commencing at the intersection of the center line of Dolton
Avenue and Cook Avenue as shown on said map of La Granada Tract
No. 2;

Thence South $70^{\circ} 40'$ West along the center line of Cook
Avenue, a distance of 688.94 feet to the point of intersection of

1 the tangent lines of a 200.09 foot radius curve (recorded as
2 200 foot radius curve) concave to the north;

3 Thence, leaving Cook Avenue, South 23° 57' East, 573.65 feet
4 to an angle point in the northwesterly line of Lot 12 of said
5 tract;

6 Thence South 58° 31' 45" West (recorded as South 58° 31'
7 West) along the northwesterly line of said Lot 12, a distance of
8 416.91 feet (recorded as 416.96 feet) to an angle point thereon;

9 Thence, leaving the northwesterly line of Lot 12, North 36°
10 51' 32" West a distance of 70.39 feet to the TRUE POINT OF BEGIN-

11 NING;
12 Thence North 71° 18' 48" East, a distance of 142.63 feet to
13 the beginning of a curve to the left, having a radius of 155.00
14 feet and a central angle of 66° 36' 36"

15 Thence along said curve to the left an arc distance of 180.17
16 feet to the end thereof;

17 Thence North 4° 42' 12" East, 259.55 feet to the beginning
18 of a curve to the left, having a radius of 330.00 feet and a
19 central angle of 27° 38' 44";

20 Thence along said curve to the left an arc distance of 159.23
21 feet to the end thereof;

22 Thence North 22° 56' 32" West a distance of 35.72 feet to a
23 point in the southerly line of Cook Avenue, 50.00 feet in width;
24 said last mentioned point being on a curve concave to the north
25 and having a radius of 225.09 feet (recorded 225.00 feet) and
26 from which the center of said curve bears North 14° 52' 20" West;

27 Thence westerly along said curve through a central angle of
28 13° 05' 53" for an arc distance of 51.46 feet to a point thereon
29 from which the center of said curve bears North 1° 46' 27" West;

30 Thence, leaving said curve and the southerly line of Cook
31 Avenue as aforesaid South 13° 57' 07" East, 208.57 feet;

32 Thence South 17° 23' 06" West, 308.20 feet;

Thence South 71° 18' 48" West, 240.00 feet;

Thence South 64° 51' 32" East, a distance of 94.60 feet;

Thence South 36° 51' 32" East, 62.61 feet to the TRUE POINT
OF BEGINNING, and containing 1.500 Acres.

Dated July 11, 1955

ARLINGTON MUTUAL WATER COMPANY,
a corporation

/s/ By F. P. Miller, President

/s/ By William P. Montigel, Secretary

QUITCLAIM DEED
(Corporation)

ARLINGTON MUTUAL WATER COMPANY, a corporation, Grantor, for a valuable consideration, receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim to CITY OF RIVERSIDE, a municipal corporation, the real property in the County of Riverside, State of California, described as follows:

Parcel No. 1

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Commencing at the intersection of the center lines of Bolton Avenue and Cook Avenue as shown on the map of said La Granada Tract No. 2;

Thence South 70° 40' West, along the center line of Cook Avenue, a distance of 688.94 feet to the point of intersection of the tangent lines of a 200.09 foot radius curve (recorded as 200 foot radius curve) concave to the North;

Thence, leaving Cook Avenue, South 23° 57' East, 573.65 feet to an angle point in the northwesterly line of Lot 12 of said tract;

Thence South 58° 31' 45" West (recorded as South 58° 31' West) along the northwesterly line of Lot 12, a distance of 416.91 feet (recorded as 416.98 feet) to an angle point thereon for the TRUE POINT OF BEGINNING;

Thence from said true point of beginning, continuing along the northwesterly line of said Lot 12, South 53° 08' 24" West (recorded as South 53° 13' 30" West) a distance of 161.10 feet (recorded as 161.82 feet) to an angle point thereon;

Thence continuing along said line South 4° 09' 15" West (recorded as South 4° 14' 30" West) a distance of 65.50 feet to an angle point therein;

Thence leaving the westerly line of said Lot 12, South 20° 39' 37" West, a distance of 376.42 feet, more or less, to the northeast corner of Lot 16, Block 51 of La Granada Tract as recorded in Map Book 12, pages 42 to 51, inclusive, records of said County;

Thence along the northerly line of said Lot 16, North 85° 27' West (recorded as North 85° 24' West) a distance of 100.01 feet (recorded as 100.00 feet) to the northwesterly corner thereof; said point being also the southeasterly corner of that certain parcel of land described in Deed, recorded in Book 632, page 389 Official Records of Riverside County;

Thence North 4° 33' 15" East (recorded as North 4° 36' East), along the northerly prolongation of the westerly line of Lot 16, said line being also the easterly line of the parcel recorded as aforesaid, a distance of 100.00 feet to the northeasterly corner thereof;

Thence North 83° 29' 45" West (recorded as North 83° 27' West) along the northerly line of aforesaid parcel, a distance of 138.00 feet to the northwesterly corner thereof;

Thence leaving the northerly line of the parcel recorded as aforesaid, North 21° 55' 27" East, 627.75 feet;

Thence South 64° 51' 32" East, 200.10 feet;

Thence South 36° 51' 32" East, 133.00 feet to the TRUE POINT OF BEGINNING, excepting that portion described as follows:

Beginning at the northwest corner of Lot 16, Block 51, La Granada Tract as recorded in Book 12 of Maps at pages 42 to 51, inclusive, Records of Riverside County, California, said corner being also the southeasterly corner of that certain parcel of land described in deed, recorded in Book 682, page 389, official Records of Riverside County;

Thence North 4° 33' 15" East (recorded as North 4° 36' East), along the northerly prolongation of the westerly line of said Lot 16, said line being also the easterly line of the parcel

1 recorded as aforesaid, a distance of 100.00 feet to the north-
 2 easterly corner thereof;

3 Thence North $83^{\circ} 29' 45''$ West (recorded as North $83^{\circ} 27'$
 4 West) along the northerly line of the aforesaid parcel, a distance
 5 of 138.00 feet to the northwesterly corner thereof;

6 Thence leaving the northerly line of the parcel recorded as
 7 aforesaid North $21^{\circ} 55' 27''$ East, 59.22 feet to a point;

8 Thence South $83^{\circ} 29' 45''$ East, parallel with the northerly
 9 line of the parcel recorded as aforesaid, 264.35 feet to a point
 10 from which the most westerly corner of Lot 12 of said La Granada
 11 Tract No. 2 bears North $20^{\circ} 39' 37''$ East, a distance of 217.99
 12 feet;

13 Thence South $20^{\circ} 39' 37''$ West, a distance of 158.43 feet,
 14 more or less, to the northeast corner of Lot 16, of Block 51 of
 15 said La Granada Tract;

16 Thence along the northerly line of said Lot 16, North 85°
 17 $27'$ West (recorded as North $85^{\circ} 24'$ West) a distance of 100.01
 18 feet (recorded as 100.00 feet) to the northwest corner thereof, and
 19 the Point of Beginning; Said Parcel No. 1, excluding the heretofore
 20 described exception contains 3.107 acres.

21 Parcel No. 1-A

22 That portion of Lot 11 of La Granada Tract No. 2 as shown
 23 upon map thereof, recorded in Map Book 14 at page 97 thereof,
 24 records of Riverside County, California, more particularly des-
 25 cribed as follows:

26 Beginning at the northwest corner of Lot 16, Block 51, La
 27 Granada Tract as recorded in Book 12 of Maps at pages 42 to 51,
 28 inclusive, Records of Riverside County, California, said corner
 29 being also the southeasterly corner of that certain parcel of land
 30 described in deed, recorded in Book 682, page 389, Official
 31 records of Riverside County.

32 Thence North $4^{\circ} 33' 15''$ East (recorded as North $4^{\circ} 36'$ East),
 33 along the northerly prolongation of the westerly line of said Lot
 34 16, said line being also the easterly line of the parcel recorded
 35 as aforesaid, a distance of 100.00 feet to the northeasterly
 36 corner thereof;

37 Thence North $83^{\circ} 29' 45''$ West (recorded as North $83^{\circ} 27'$
 38 West) along the northerly line of the parcel recorded as afore-
 39 said, a distance of 138.00 feet to the northwesterly corner
 40 thereof;

41 Thence leaving the northerly line of the aforesaid parcel
 42 North $21^{\circ} 55' 27''$ East, 59.22 feet to a point;

43 Thence South $83^{\circ} 29' 45''$ East, parallel with the northerly
 44 line of the parcel recorded as aforesaid, 264.35 feet to a point
 45 from which the most westerly corner of Lot 12 of said La Granada
 46 Tract No. 2 bears North $20^{\circ} 39' 37''$ East, a distance of 217.99
 47 feet;

48 Thence South $20^{\circ} 39' 37''$ West, a distance of 158.43 feet,
 49 more or less, to the northeast corner of Lot 16, Block 51 of said
 50 La Granada Tract;

51 Thence along the northerly line of said Lot 16, North $85^{\circ} 27'$
 52 West (recorded as North $85^{\circ} 24'$ West), a distance of 100.01 feet
 53 (recorded as 100.00 feet) to the northwest corner thereof, and the
 54 Point of Beginning.

55 Containing 0.60 acres, more or less.

56 PARCEL NO. 2

57 That portion of Lot 11 of La Granada Tract No. 2 as shown
 58 upon map thereof, recorded in Map Book 14 at Page 97 thereof,
 59 Records of Riverside County, California, more particularly
 60 described as follows:

61 Commencing at the intersection of the center line of Bolton
 62 Avenue and Cook Avenue as shown on said map of La Granada Tract
 63 No. 2;

64 Thence South $70^{\circ} 40'$ West along the center line of Cook
 65 Avenue, a distance of 688.94 feet to the point of intersection of

1 the tangent lines of a 200.09 foot radius curve (recorded as
2 200 foot radius curve) concave to the North;

3 Thence, leaving Cook Avenue, South $23^{\circ} 57'$ East, 573.65 feet
4 to an angle point in the northwesterly line of Lot 12 of said
5 tract;

6 Thence South $58^{\circ} 31' 45''$ West (recorded as South $58^{\circ} 31'$
7 West) along the northwesterly line of said Lot 12, a distance of
8 416.91 feet (recorded as 416.98 feet) to an angle point thereon;

9 Thence, leaving the northwesterly line of Lot 12, North 36°
10 $51' 32''$ West a distance of 70.39 feet to the TRUE POINT OF BEGIN-

11 NING;
12 Thence North $71^{\circ} 18' 48''$ East, a distance of 142.63 feet to
13 the beginning of a curve to the left, having a radius of 155.00
14 feet and a central angle of $66^{\circ} 36' 36''$

15 Thence along said curve to the left an arc distance of 180.17
16 feet to the end thereof;

17 Thence North $4^{\circ} 42' 12''$ East, 259.55 feet to the beginning
18 of a curve to the left, having a radius of 330.00 feet and a
19 central angle of $27^{\circ} 38' 44''$;

20 Thence along said curve to the left an arc distance of 159.23
21 feet to the end thereof;

22 Thence North $22^{\circ} 56' 32''$ West a distance of 35.72 feet to a
23 point in the southerly line of Cook Avenue, 50.00 feet in width;
24 said last mentioned point being on a curve concave to the north
25 and having a radius of 225.09 feet (recorded 225.00 feet) and
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27 Thence westerly along said curve through a central angle of
28 $13^{\circ} 05' 53''$ for an arc distance of 51.46 feet to a point thereon
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