

FA

DOC # 1999-439376

10/01/1999 08:00A Fee:15.00

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Recorded in Official Records  
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



When recorded mail to:

SURVEYOR, PUBLIC WORKS DEPT.

~~City Clerk's Office~~

City of Riverside

City Hall, 3900 Main Street

Riverside, California 92522

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Project: **Tract No. 29097**  
**Canal R/W**

APN 246-210-021

TRA 009-114

(16)

DX 1200



**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to **OSBORNE DEVELOPMENT CORPORATION, a California Corporation**, the real property as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated September 7, 1999

CITY OF RIVERSIDE,  
a municipal corporation

By: John E. Holmes  
City Manager

Attest: Carolyn Confer  
City Clerk

**APPROVED AS TO FORM**  
Carolyn Confer 8/20/99  
**CAROLYN CONFER**  
**ASSISTANT CITY ATTORNEY**

First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein

DX 1200

GENERAL ACKNOWLEDGEMENT

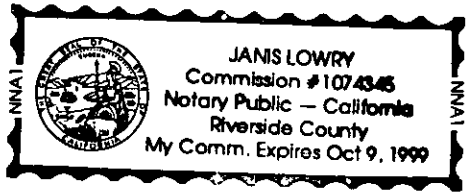
State of California }  
County of RIVERSIDE } ss

On SEPTEMBER 9, 1997 before me JANIS LOWRY  
(date) (name)

a Notary Public in and for said State, personally appeared  
JOHN E. HOLMES and COLLEEN J. NICOL  
Name(s) of Signer(s)

personally known to me - OR  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.  
*Janis Lowry*



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other
- ( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

tr29097.qcd



EXHIBIT A  
LEGAL DESCRIPTION

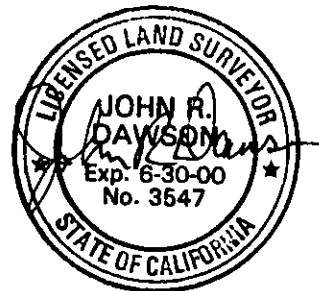
THAT PORTION OF LOT 119 AND 120 OF SOUTHERN CALIFORNIA COLONY ASSOCIATION LANDS AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA AS DEEDED TO THE CITY OF RIVERSIDE PER DEED RECORDED OCTOBER 29, 1979 AS INSTRUMENT NO. 230727 RECORDS OF RIVERSIDE COUNTY LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE.

**BEGINNING** AT THE INTERSECTION OF A LINE PARALLEL WITH AND 33 FEET NORTH OF THE CENTERLINE OF CHASE ROAD AND A LINE PARALLEL WITH AND 21.50 FEET SOUTH WEST OF THE CENTERLINE OF THE RIVERSIDE WATER COMPANY UPPER CANAL;

THENCE NORTH 07°54'12" WEST A DISTANCE OF 394.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 596.50 FEET;

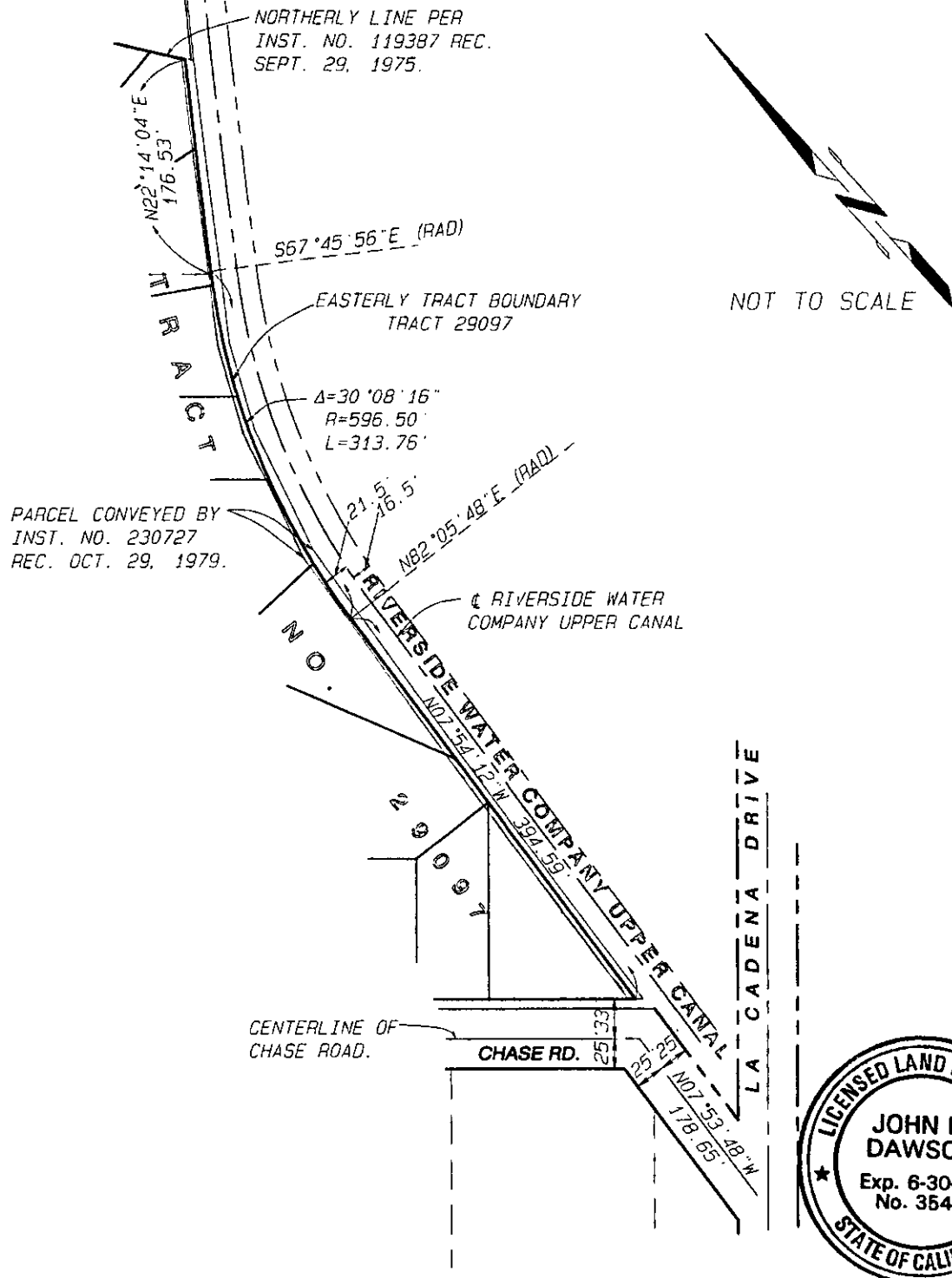
THENCE NORTH AND NORTH EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°08'16" AN ARC DISTANCE OF 313.76 FEET;

THENCE NORTH 22°14'04" EAST A DISTANCE OF 176.53 FEET TO THE NORTHERLY LINE OF THAT PARCEL OF LAND QUITCLAIMED TO DOUGLAS R. CHAPMAN IN DEED RECORDED SEPTEMBER 29, 1975 AS INSTRUMENT NO. 119387, OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA, AND THE END OF THIS LINE DESCRIPTION.



DESCRIPTION APPROVAL *6/14/99*  
*[Signature]* by *[Signature]*  
SURVEYOR, CITY OF RIVERSIDE





**EPIC ENGINEERS**  
 CIVIL ENGINEERING PLANNING  
 101 E. REDLANDS BOULEVARD  
 SUITE 217  
 REDLANDS, CA 92373  
 LAND SURVEYING  
 CONSTRUCTION MANAGEMENT  
 TELE 909-792-5969  
 FAX 909-792-8869  
 EMAIL EPICRCE@AOL.COM

PLANS PREPARED UNDER THE SUPERVISION OF:

APPROVED BY: *John R. Dawson* DATE: 6-3-99  
 JOHN R. DAWSON  
 L.S. 3547  
 EXP. 6/30/00



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