

When recorded mail to:

Surveyor's Office  
Public Works Department  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

DOC # 2002-065150

02/05/2002 08:00A Fee:19.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



TRA: 009  
DTT = 0

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.	
	1		5				1			
									LM	
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

19

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Water Co. Canal  
A.P.N. PORS. 230-231-028 & 030,  
230-242-007 & 008

DX -

1251



### 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 **DABNEY PROPERTIES, LLC**, all rights, title and interest in 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 January 18, 2002

CITY OF RIVERSIDE,  
a municipal corporation

By [Signature]  
City Manager

Attest [Signature]  
City Clerk

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE  
BY [Signature]  
Deputy City Attorney

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On 1-18-2002, before me Kelly Palmer  
(date) (name)

a Notary Public in and for said State, personally appeared

Lawrence E. Paulsen, Colleen S. 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.

Kelly Palmer  
Signature



SKIP FORDYCE H.D. QCDOUT.DOC

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



2002-065150  
02/05/2002 08:00A  
2 of 5

EXHIBIT "A"

That certain real property, and those certain real property interests, located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lots 2 and 3 of El Grande Tract, as shown by map on file in Book 5, Page 174 of Maps, records of Riverside County, California, and that certain License Agreement executed by the Riverside Water Company by document recorded March 20, 1952, in Book 1352, Page 138, et seq., of Official Records of Riverside County, California, and that certain right of way for construction and maintenance of all necessary water ditches, pipes or flumes for irrigation and domestic purposes, as granted to Riverside Canal Company and the Riverside Water Company in Deeds recorded April 26, 1882, in Book 28, Page 635, et seq., August 14, 1885, in Book 42, Page 294, et seq., and August 14, 1885, in Book 42, Page 269, et seq., all of Deeds, records of San Bernardino County, California, lying within the following described parcel of land:

COMMENCING at the most westerly corner of said Lot 3;

THENCE South 33°59'18" East, along the southwesterly line of said Lot 3, a distance of 4.00 feet to a line that is parallel with and distant 44.00 feet southeasterly, as measured at right angles, from the centerline of Indiana Avenue as shown by Parcel Map 8798, on file in Book 33, Page 18 of Parcel Maps, records of said Riverside County, and the TRUE POINT OF BEGINNING;

THENCE North 55°59'50" East, along said parallel line, a distance of 385.00 feet to the northeasterly line of Parcel B of those certain parcels of land described in deed to Judson V. Dabney, II, et al., by document recorded May 31, 2001, per Document No. 2001-241167 of Official Records of said Riverside County;

THENCE South 33°57'29" East, along said northeasterly line, a distance of 206.00 feet to the most easterly corner of said Parcel B;

THENCE South 55°59'50" West, along the southeasterly line of said Parcel B, a distance of 135.00 feet to the northeasterly line of said Lot 3;

THENCE South 33°57'29" East, along said northeasterly line of Lot 3, a distance of 69.09 feet, more or less, to the northwesterly line of the southeasterly 150.00 feet of said Lot 3;

THENCE South 49°23'38" West, along said northwesterly line, a distance of 251.53 feet to said southwesterly line of said Lot 3;

THENCE North 33°59'18" West, along said southwesterly line, a distance of 304.01 feet to said TRUE POINT OF BEGINNING;



EXCEPTING THEREFROM any portion of said real property and real property interests lying within the following described parcel of land:

A strip of land 33.00 feet in width, the centerline of which is described as follows:

COMMENCING at the most westerly corner of said Lot 3;

THENCE South 33°59'18" East, along said southwesterly line of Lot 3, a distance of 43.91 feet to the POINT OF BEGINNING of this centerline description;

THENCE North 56°07'19" East, a distance of 384.98 feet to a point in the northeasterly line of said Parcel B as described in said document recorded May 31, 2001, distant therein 44.75 feet southeasterly from the northwesterly line of said Lot 2, and the END of this centerline description;

RESERVING THEREFROM a permanent right of access for ingress and egress to facilitate the construction, maintenance, inspection, repair, replacement, renewal, removal or relocation of water facilities located within that portion of said Lots 2 and 3 lying northwesterly of the northwesterly line of said strip of land 33.00 feet in width; said northwesterly line being described as follows:

COMMENCING at the most westerly corner of said Lot 3;

THENCE South 33°59'18" East, along said southwesterly line of Lot 3, a distance of 27.41 feet to the POINT OF BEGINNING of this line description;

THENCE North 56°07'19" East, along said northwesterly line, a distance of 384.96 feet to the northeasterly line of said Parcel B as described in said document recorded May 31, 2001, and the END of this line description;

ALSO RESERVING THEREFROM any existing assessments, liens or taxes.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Richard D. McGrath 2-19-01 Prep. kgp  
Richard D. McGrath, R.C.E. 31952 Date  
Registration Expires 12/31/04



2002-065150  
02/05/2002 08:00A  
4 of 5

