

DOC # 2004-0320439

04/30/2004 08:00A Fee:31.00

Page 1 of 9

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



When recorded mail to:

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

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QUITCLAIM DEED

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PUBLIC WORKS

DX 130Z

When recorded mail to:

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

RECEIVED
JUL 01 2003
OFFICE OF THE CITY CLERK

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Water Co. Canal
Van Buren S'ly of Rudicill
A.P.N. 234-270-002

DX - 1302

QUITCLAIM DEED

The CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to **FAIRFIELD VAN BUREN L.P., a Delaware limited partnership**, that certain real property located in the City of Riverside, County of Riverside, State of California, described in Exhibit "A", attached hereto and incorporated herein by this reference;

RESERVING THEREFROM a permanent easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of the **existing canal pipeline**, and all necessary appurtenances, located in, under, upon, over and along that certain real property as described in Exhibit "A".

Dated July 22 2003

CITY OF RIVERSIDE,
a municipal corporation

By [Signature]
City Manager

Attest [Signature]
City Clerk

APPROVED AND FORWARDED
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney

GENERAL ACKNOWLEDGEMENT

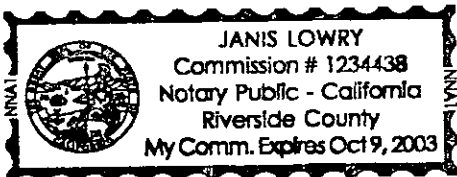
State of California

County of Riverside } ss

On July 23, 2003, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared
George A. CARAVACITO 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
Signature

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:

**ACKNOWLEDGMENT OF QUITCLAIM DEED
CONSENT TO RECORD**

THIS IS TO CERTIFY that the interest(s) in real property, if any, being quitclaimed by this instrument is/are hereby accepted by the undersigned in its "as is" condition, and (I)(we), hereby consent to the recordation of this Quitclaim Deed.

SEE ATTACHED SIGNATURE PAGE

Dated 11-18-03

**FAIRFIELD VAN BUREN L.P., a
Delaware limited partnership**

By _____

Title _____

By _____

Title _____

**[SIGNATURE PAGE TO ACKNOWLEDGMENT OF QUITCLAIM DEED
CONSENT TO RECORD]**

FAIRFIELD VAN BUREN L.P.,
a Delaware limited partnership

By: FF Van Buren LLC,
a Delaware limited liability company,
General Partner

By: Fairfield Properties, Inc.,
a Delaware corporation,
Manager

By: 
Patrick J. Gavin, Vice President

GENERAL ACKNOWLEDGEMENT

State of California

County of San Diego } ss

On November 18, 2003 before me M.M. Rhinesmith (date) (name)

a Notary Public in and for said State, personally appeared

Patrick J Gavin

Name(s) of Signer(s)

[X] 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.

[Signature] Signature

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Title
Title

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() Individual(s)
() Trustee(s)
() Other

() Partner(s)
() General
() Limited

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

FAIRFIELD QCD.DOC



EXHIBIT "A"

CANAL PORTION
ADJOINING LOT 9

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

That portion of the Riverside Water Company Canal located in Section 18, Township 3 South, Range 5 West, San Bernardino Meridian, lying northwesterly of the following described line:

COMMENCING at the most southerly corner of Lot 9 in Block 29 of the Lands of the Riverside Land and Irrigating Co., as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, and as shown by Record of Survey on file in Book 111, Pages 70 and 71 of Record of Surveys, records of Riverside County, California;

THENCE North 20°21'44" East, along the northerly line of said Riverside Water Company Canal, a distance of 0.29 of a foot to the northwesterly prolongation of the southwesterly line of Lot 26 of Tract No. 6898, as shown by map on file in Book 83, Pages 93 and 94 of Maps, records of said Riverside County, and the **POINT OF BEGINNING** of this line description

THENCE South 69°37'42" East, along said northwesterly prolongation of the southwesterly line of Lot 26, a distance of 9.00 feet;

THENCE North 22°17'10" East, a distance of 92.24 feet;

THENCE North 39°41'26" East, a distance of 96.50 feet;

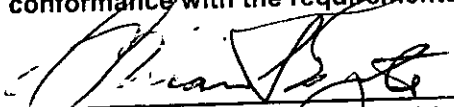
THENCE North 50°12'11" East, a distance of 96.66 feet;

THENCE North 57°10'06" East, a distance of 12.97 feet;

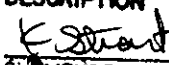
THENCE North 70°03'47" East, a distance of 58.29 feet to the northwesterly prolongation of the northeasterly line of Lot 23 of said Tract No. 6898;

THENCE North 33°59'42" West, along said northwesterly prolongation of the northeasterly line of Lot 23, a distance of 12.79 feet to said northerly line of the Riverside Water Company Canal and the **END** of this line description.

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


Brian G. Esgate, R.C.E. (No) 21884 Date 6/03/2003
License Expires 9-30-2005

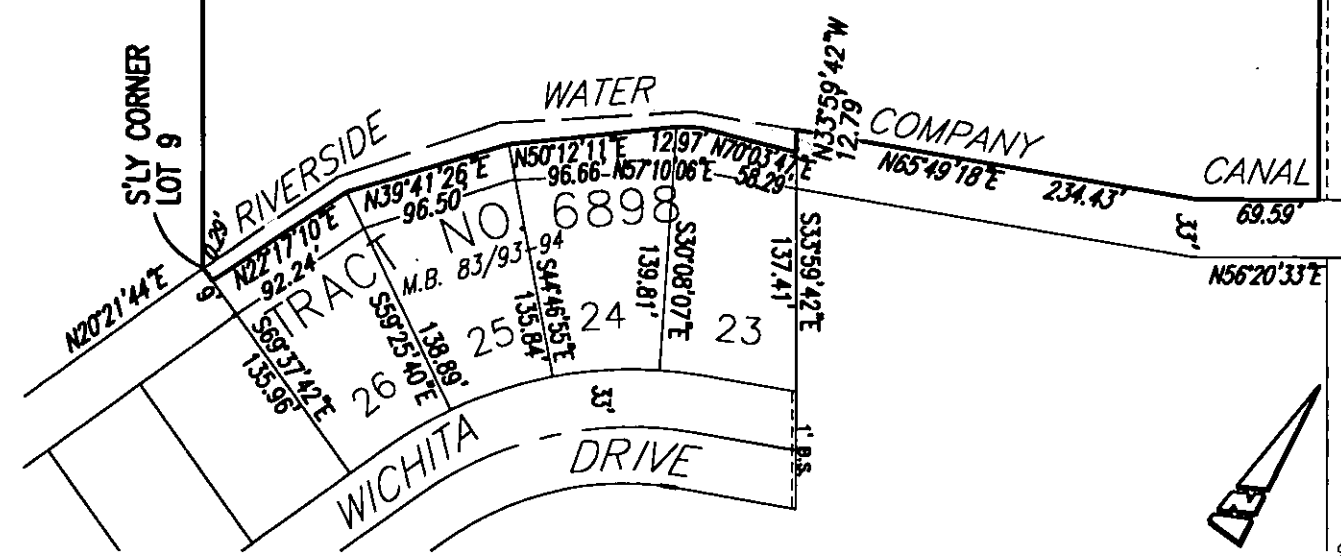


DESCRIPTION APPROVAL 6/27/03

for SURVEYOR, CITY OF RIVERSIDE by

LOT 8
 RIVERSIDE LAND AND IRRIGATING CO.
 M.B. 1/70 S.B. Co.
 BLOCK 29

R/S/ 111/70-71
 LOT 9

BOULEVARD 80'
 VAN BUREN 55'



SDH & Associates Inc.
 Civil Engineering - Land Planning

5225 Canyon Crest Drive
 Bldg. 300 Suite 357
 Riverside, California 92507
 TEL: (909) 788-2344

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION.

PREPARED BY: *[Signature]* R.C.E. NO. 21884 Exp 9/30/05
 DATE 6/3/2003

PROJECT: LOT LINE ADJ.
 SCALE: N.T.S.
 J.N. 0202 FAIRFIELD

DX130Z



GARY L. ORSO
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(909) 486-7000

<http://riverside.asrclrec.com>

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:


Name of Notary: M.M. RHINESMITH

Commission #: 1248450

Place of Execution: CALIFORNIA - SAN DIEGO COUNTY

Date Commission Expires: JAN. 31, 2004

Date: 4-30-04

Signature: 

Print Name: VICTOR S. CAMPUZANO