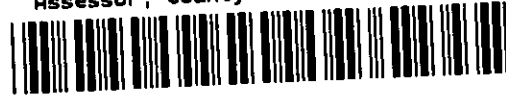


When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

**DOC # 2004-0083898**  
02/05/2004 08:00A Fee:NC  
Page 1 of 5  
Recorded in Official Records  
County of Riverside  
Gary L. Orso  
Assessor, County Clerk & Recorder



**FREE RECORDING**

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

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FOR RECORDER'S OFFICE USE ONLY

Project: 3395 Winstrom Street  
A.P.N. 230-241-010

**D - 15272**

**C**  
**AK**

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **FRED E. EDGETT** and **GENEVIEVE EDGETT**, husband and wife as joint tenants, do hereby remise, release, and forever quitclaim to the CITY OF RIVERSIDE, a municipal corporation of the State of California, its successors and assigns, 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 1-22-2004

*Fred E Edgett*  
FRED E. EDGETT

*Genevieve Edgett*  
GENEVIEVE EDGETT

GENERAL ACKNOWLEDGEMENT

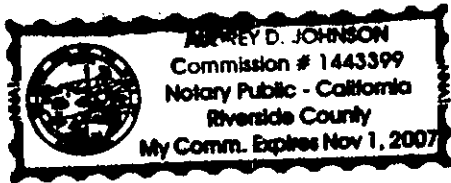
State of California

County of RIVERSIDE } ss

On JAN. 22, 2004, before me AUDREY D. JOHNSON  
(date) (name)

a Notary Public in and for said State, personally appeared  
FRED E. EDGETT AND GENEVIEVE EDGETT  
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.

Audrey D. Johnson  
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:

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

CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 2/3/04

CITY OF RIVERSIDE

By Michelle [Signature]

Administrative Services Manager

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

[Signature]  
Date: 02/03/2004



EXHIBIT "A"

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

That portion of the Riverside Water Company's Canal right-of-way lying within Section 4, Township 3 South, Range 5 West, San Bernardino Meridian, described as follows:

PARCEL A

COMMENCING at the most westerly corner of Parcel 1 of Parcel Map on file in Book 4, Page 84 of Parcel Maps, records of Riverside County, California;

THENCE South  $34^{\circ}01'00''$  East, along the southwesterly line of said Parcel 1, a distance of 69.64 feet to the most southerly corner of said Parcel 1 and the POINT OF BEGINNING of the parcel of land being described;

THENCE South  $71^{\circ}37'22''$  West, a distance of 76.15 feet to the beginning of a non-tangent curve concaving southeasterly, having a radius of 519.16 feet and to which the radius bears South  $16^{\circ}06'10''$  East;

THENCE southwesterly to the left along said curve through a central angle of  $14^{\circ}19'58''$  an arc length of 129.87 feet to a line that is parallel with and distant 33.00 feet northeasterly. as measured at right angles, from the centerline of Winstrom Street as shown by Record of Survey on file in Book 20, Page 51 of Record of Surveys, records of said Riverside County;

THENCE South  $34^{\circ}00'00''$  East, along said parallel line, a distance of 27.06 feet to the beginning of a non-tangent curve concaving southeasterly, having a radius of 492.16 feet, being concentric with the previously described curve, and to which the radius bears South  $30^{\circ}14'23''$  East;

THENCE northeasterly to the right along said curve through a central angle of  $16^{\circ}51'43''$  an arc length of 144.84 feet to the southwesterly line of Lot 17 of S.C. Evans Jr. Surplus Addition, as shown by map on file in Book 4, Page 96 of Maps, records of said Riverside County;

THENCE North  $34^{\circ}00'00''$  West, along said southwesterly line, a distance of 3.88 feet to the most westerly corner of said Lot 17;

THENCE North  $80^{\circ}29'43''$  East, along the northerly line of said Lot 17, a distance of 54.60 feet to the most westerly corner of Lot 16 of said S.C. Evans Jr., Surplus Addition;

THENCE North  $78^{\circ}57'00''$  East, along the northerly line of said Lot 16, a distance of 10.71 feet to the southeasterly prolongation of said southwesterly line of Parcel 1;

THENCE North  $34^{\circ}01'00''$  West, along said southeasterly prolongation, a distance of 35.84 feet to the POINT OF BEGINNING.





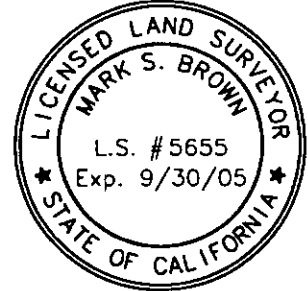
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3 of 5

PARCEL B

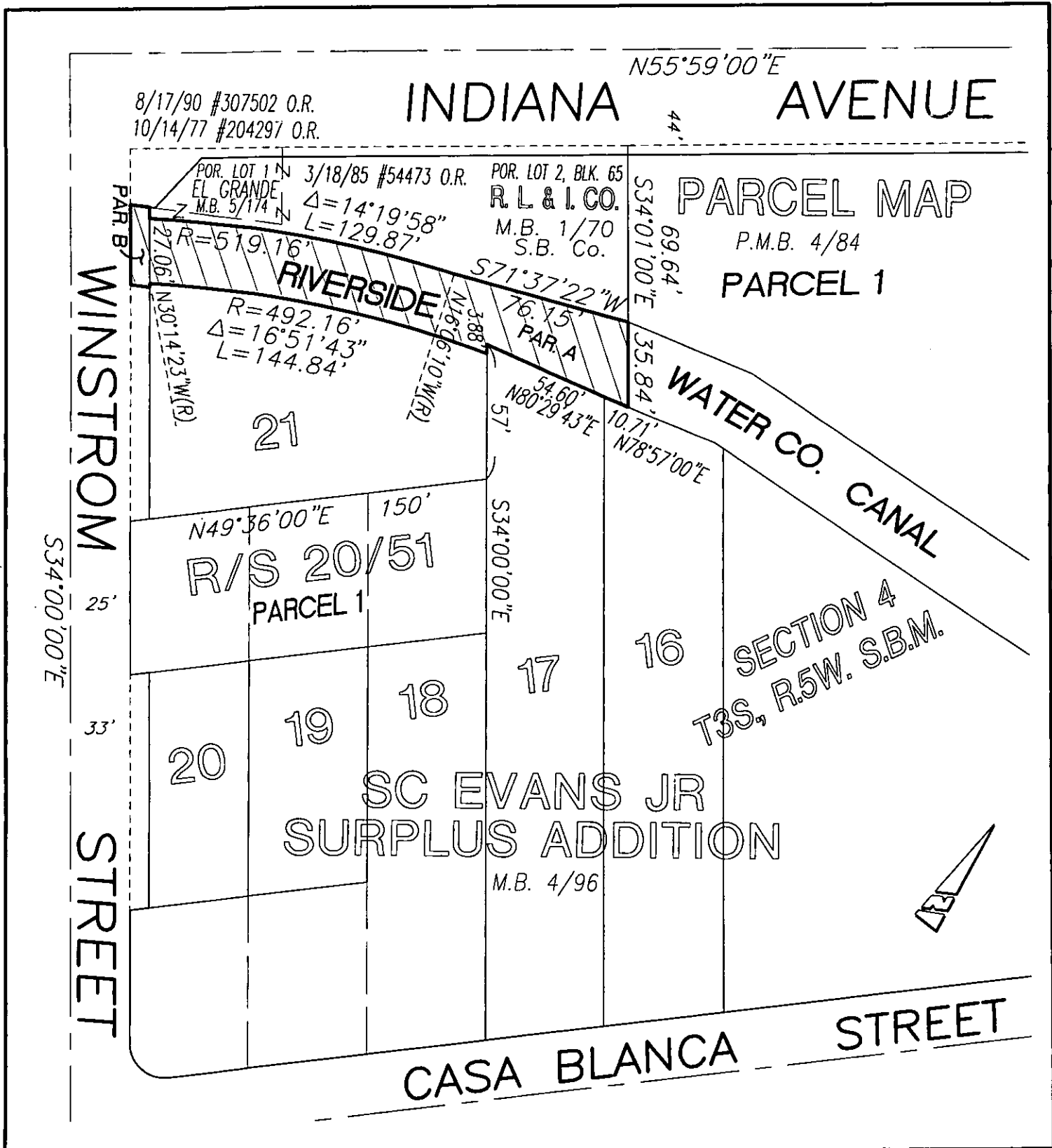
That portion of said Riverside Water Company's Canal right-of-way lying northwesterly of a line that is parallel with and distant 33.00 feet northeasterly, as measured at right angles, from the centerline of Winstrom Street as shown by Record of Survey on file in Book 20, Page 51 of Record of Surveys, records of said Riverside County;

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

 1/5/04 Date  
Prep.   
Mark S. Brown, L.S. 5655  
License Expires 9/30/05



2004-0003000  
02/05/2004 09:00A  
4 of 5



**• 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 68-1

SCALE: N.T.S. DRAWN BY: Kgs DATE: 12/26/03 SUBJECT: RIVERSIDE WATER CO. CANAL - 3395 WINSTROM ST.