

When recorded mail to:

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

DOC # 2004-0235981

04/02/2004 08:00A Fee:NC

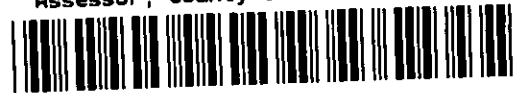
Page 1 of 5

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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Project: Champion Lumber
A.P.N. 210-043-038 & 039

D - 15304 C

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **BOYD-LOVESEE LUMBER CO, a California corporation**, does 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 3-9-04

BOYD-LOVESEE LUMBER CO, a California corporation

By George T. Champion
George T. Champion
Title Owner & Pres.

By _____

Title _____



GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ^{SS}

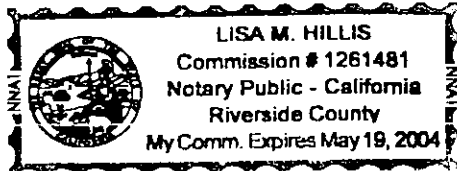
On March 9, 2004, before me Lisa M. Hillis, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared

George T. Champion

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.

Lisa M Hillis
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
(X) Corporate Officer(s)
Title Owner & President

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 3/17/04

CITY OF RIVERSIDE

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

By Neil Manning

Administrative Services Manager

BY George T. Champion
Deputy City Attorney

LEGAL DESCRIPTION FOR QUITCLAIM
FROM CHAMPION LUMBER COMPANY TO CITY OF RIVERSIDE

EXHIBIT "A"

ALL THOSE PORTIONS OF THE RIVERSIDE WATER COMPANY CANAL RIGHT OF WAY AND LOT 7 OF THE ORANGE GROWERS BANK ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 2 OF MAPS, AT PAGE 40, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA WHICH LIE WESTERLY, NORTHWESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MILTON STREET WITH THE CENTERLINE OF LAUREL AVENUE, WHICH LIES BETWEEN MILTON STREET AND COLUMBIA AVENUE, AS SHOWN BY MAP ON FILE IN BOOK 8 OF MAPS, AT PAGE 82, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89° 40' 02" EAST, ALONG THE CENTERLINE OF MILTON STREET AND THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 345.03 FEET TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE NORTH 04° 25' 57" EAST, A DISTANCE OF 50.95 FEET;

THENCE NORTH 15° 03' 38" EAST, A DISTANCE OF 70.92 FEET;

THENCE NORTH 17° 11' 48" EAST, A DISTANCE OF 62.02 FEET;

THENCE NORTH 26° 00' 39" EAST, A DISTANCE OF 57.65 FEET;

THENCE NORTH 35° 20' 00" EAST, A DISTANCE OF 60.12 FEET;

THENCE NORTH 44° 09' 29" EAST, A DISTANCE OF 84.07 FEET;

THENCE NORTH 48° 39' 59" EAST, A DISTANCE OF 50.35 FEET;

THENCE NORTH 50° 37' 52" EAST, A DISTANCE OF 109.47 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 184.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14° 56' 54", A DISTANCE OF 48.00 FEET;

THENCE SOUTH 89° 55' 24" EAST, A DISTANCE OF 18.28 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 55.00 FEET WESTERLY OF, AS MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF CHICAGO AVENUE, AS DESCRIBED IN PARCEL 1 AND BEING THE CENTERLINE STRIP OF LAND 110.00 FEET IN WIDTH PER

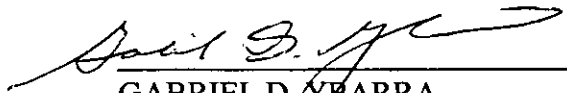
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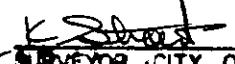
GRANT DEED RECORDED ON MAY 24, 1977 AS INSTRUMENT NO. 93790 OF
OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND THE END OF THIS
LINE DESCRIPTION;

SUBJECT TO A PERMANENT EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC
ENERGY DISTRIBUTION AND TRANSMISSION FACILITIES LYING WITHIN THAT
CERTAIN REAL PROPERTY KNOWN AS THE RIGHT-OF-WAY OF THE RIVERSIDE
WATER COMPANY CANAL AND KNOWN AS THE RIVERSIDE LAND AND
IRRIGATING COMPANY'S CANAL NO. 1 AS DESCRIBED IN JUDGMENT IN EMINENT
DOMAIN AND FINAL ORDER OF CONDEMNATION RECORDED MAY 23, 1961, AS
INSTRUMENT NO. 43918 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

PREPARED UNDER THE SUPERVISION OF:


GABRIEL D. YBARRA
L.S. 4343
REG. EXP. 06-30-04

2.10.2004
DATE

DESCRIPTION APPROVAL 2/12/04

for SURVEYOR, CITY OF RIVERSIDE by _____



PLAT

SHOWING THE PROPOSED AGREEMENT LINE OF THE RIVERSIDE WATER COMPANY CANAL RIGHT OF WAY ALONG A PORTION OF LOT 7 OF ORANGE GROWERS BANK ADDITION AS SHOWN BY MAP ON FILE IN BOOK 2 OF MAPS, AT PAGE 40, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LYING IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B.M.

PREPARED FOR:

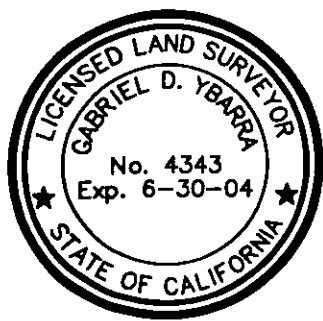
GEORGE CHAMPION
1600 COLUMBIA AVENUE
RIVERSIDE, CA 92507
(909) 684-5670

PREPARED BY:

ACTION SURVEYS
1045 MAIN STREET, SUITE 102
RIVERSIDE, CA 90501
(909) 686-6166
(909) 686-6901 FAX

ASSESSOR'S PARCEL No.: 210-043-038 & 039

EXISTING AND PROPOSED ZONING: M-1



PREPARED UNDER THE SUPERVISION OF:

Gabriel D. Ybarra 2-10-2004
GABRIEL D. YBARRA L.S. 4343 DATE

LAUREL AVENUE

MILTON STREET
345.03'

LINE DATA

(N)	BEARING	DISTANCE
①	N 4°25'57" E	50.95'
②	N 15°03'38" E	70.92'
③	N 17°11'48" E	62.02'
④	N 26°00'39" E	57.65'
⑤	N 35°20'00" E	60.12'
⑥	N 44°09'29" E	84.07'
⑦	N 48°39'59" E	50.35'
⑧	N 50°37'52" E	109.47'
⑨	N 89°55'24" W	18.28'

RIVERSIDE WATER CO. CANAL R/W

OWNER:
CHAMPION LUMBER Co.

LOT 7
ORANGE GROWERS
BANK ADDITION
M.B. 2 / 40

CURVE DATA

(N)	DELTA	RADIUS	LENGTH	TANGENT
①	13°28'05"	1055.00'	247.99'	124.57'
②	1°42'37"	945.00'	28.21'	14.10'
③	14°56'54"	184.00'	48.00'	24.14'

N 54°19'02" W (R)

55' 55'

N 0°04'36" E

CHICAGO AVENUE

201.87'

INST. No. 93790
REC. 5-24-1977, O.R.

55'

N 89°40'02" E 367.32'

N 78°19'07" E (R)

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W.O. 03-18