

When recorded mail to:

SURVEYOR, City of Riverside
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522



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(16)

FOR RECORDER'S OFFICE USE ONLY

Project: Misc. Quitclaim

DX - 1271



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 LA SIERRA AVE. VENTURE L.P., all rights, title, and interests as they may appear of record in the real property located in the City of Riverside, County of Riverside, State of California 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 17, 20 03

CITY OF RIVERSIDE, a municipal corporation

By: *George Carvalho*
George Carvalho
City Manager

Attest: *Colleen J. Nicol*
City Clerk Colleen J. Nicol

APPROVED AS TO FORM
CITY ATTORNEYS OFFICE

BY *Kristen Smith*
Deputy City Attorney

GENERAL ACKNOWLEDGEMENT

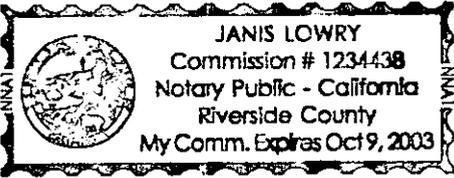
State of California
County of Riverside ss }

On January 17, 2003, before me Janis Lowry
(date) (name)

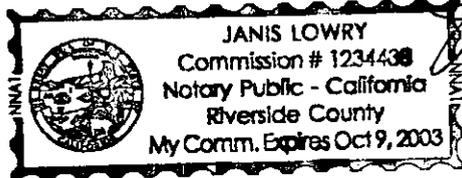
a Notary Public in and for said State, personally appeared

George A. Caravatta & Colleen J. Neal
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) was 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:



2003-054708
01/24/2003 08:00A
2 of 4

The land described herein is situated in the City of Riverside, County of Riverside, State of California, and described as follows:

That portion of Lot 1 in Block 3 of Arlington Heights, as per Map recorded in Book 11, Page 20 and 21 of Maps, in the Office of the County Recorder of San Bernardino County, described as follows:

Beginning at the Section corner common to Sections 19 and 30 in Township 3 South, Range 5 West and Sections 24 and 25 in Township 3 South, Range 6 West, San Bernardino Meridian, as shown on a Record of Survey filed September 20, 1983 in Book 70, Pages 46 and 47 of Records of Surveys, in the Office of the County Recorder of Riverside County;

Thence Easterly along the line common to said Sections 19 and 30, South 88° 12' 22" East, 581.36 feet to the True Point of Beginning;

Thence North 34° 03' 18" West, 645.13 feet to a point in the Southeasterly Right of Way line of Cleveland Avenue (80 feet wide), as shown on said Record of Survey; thence Northeasterly along said Southeasterly Right of Way line, North 55° 56' 45" East, 10.83 feet; thence South 34° 03' 30" East, 652.97 feet to a point in said line common to Sections 19 and 30; thence Westerly along said common line, North 88° 12' 22" West, 13.41 feet to the True Point of Beginning.

Contains 7041 Sq. Ft. or 0.162 acres, more or less.

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Brian K. Mickelson

BRIAN K. MICKELSON, L.S. # 7320
MY LICENSE EXPIRES JUNE 30, 2005



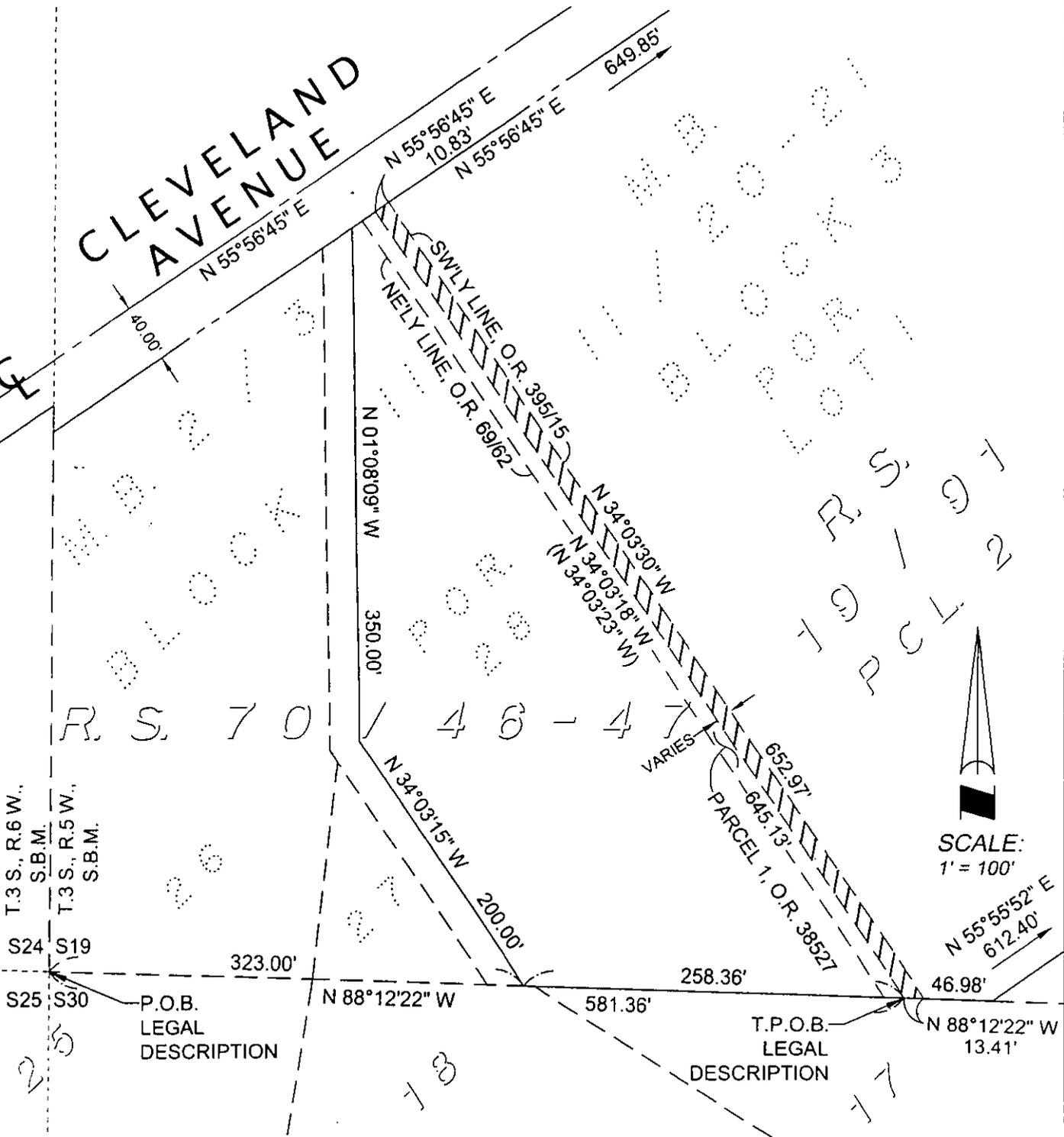
[Signature] 11/6/02



2003-054708
01/24/2003 08:00A
3 of 4

EXHIBIT B (SKETCH TO ACCOMPANY LEGAL DESCRIPTION)

CLEVELAND AVENUE



2883-854788
01/24/2003 08:09A
4 of 4



T.3 S., R.6 W.,
S.B.M.
T.3 S., R.5 W.,
S.B.M.

S24 S19

S25 S30

P.O.B.
LEGAL
DESCRIPTION

T.P.O.B.
LEGAL
DESCRIPTION

SCALE:
1" = 100'



Brian K. Mickelson
BRIAN K. MICKELSON, L.S. # 7320
MY LICENSE EXPIRES JUNE 30, 2005

NOTE:
DATA IN (PARENTHESIS)
PER O.R. 38527

DX 1271

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QUITCLAIM DEED

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Dated January 17, 20 03

CITY OF RIVERSIDE, a municipal corporation

By: *George Carvalho*
George Carvalho
City Manager

Attest: *Colleen J. Nicol*
City Clerk Colleen J. Nicol

APPROVED AS TO FORM
CITY ATTORNEYS OFFICE

BY *Kristen Smith*
Deputy City Attorney

times for any or all of the above mentioned purposes, all of which rights may be exercised without the payment of any compensation for damages whatsoever, for damage to personal property and/or herein described property or any portion thereof, resulting from the exercise of said rights.

Dated Dec 20, 2002

The GAGE CANAL COMPANY, a California Corporation

By: Paul Renck
Paul Renck, President

By: Ross Lewis
Ross Lewis, Secretary

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY: [Signature]
Deputy City Attorney



2003-054709
01/24/2003 09:00A
2 of 5

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

On 12-20-2002 before me DIANE L. HINKLE
(date) (name)

a Notary Public in and for said State, personally appeared

ROSS LEWIS & PAUL RENCK

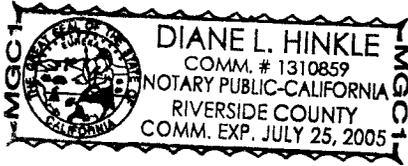
Name(s) of Signer(s)

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.

Diane L. Hinkle

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:



2003-054709
01/24/2003 08:00A
3 of 5

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Brian K. Mickelson

BRIAN K. MICKELSON, L.S. # 7320
MY LICENSE EXPIRES JUNE 30, 2005



[Signature]
11/6/02



2003-054709
01/24/2003 08:09A
4 of 5

EXHIBIT B (SKETCH TO ACCOMPANY LEGAL DESCRIPTION)

CLEVELAND AVENUE

2003-054709
01/24/2003 08:00A
5 of 5

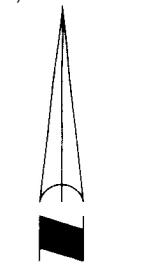


BLOCK 206
R S 70

SWLY LINE, O.R. 395/15
NELY LINE, O.R. 69/62
N 01°08'09" W
350.00'

N 34°03'30" W
N 34°03'18" W
(N 34°03'23" W)

VARIES
652.97
645.13
PARCEL 1, O.R. 38527



SCALE:
1" = 100'

T.3 S., R.6 W., S.B.M.
T.3 S., R.5 W., S.B.M.

S24 S19
S25 S30

323.00'

N 88°12'22" W

200.00'

N 34°03'15" W

258.36'

581.36'

T.P.O.B. LEGAL DESCRIPTION

N 88°12'22" W
13.41'

N 55°55'52" E
612.40'

46.98'



Brian K. Mickelson

BRIAN K. MICKELSON, L.S. # 7320
MY LICENSE EXPIRES JUNE 30, 2005

NOTE:
DATA IN (PARENTHESIS)
PER O.R. 38527

DX 1271-1-5