



When recorded mail to:

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

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FOR RECORDER'S OFFICE USE ONLY

Project: Champion Lumber

A.P.N. 210-043-038 & 039

DX - 1316

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 **BOYD-LOVESEE LUMBER CO**, a California corporation, 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 March 22 2004

CITY OF RIVERSIDE,
a municipal corporation

By

City Manager

Attest

City Clerk

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Riverside } ss.

On March 22, 2004 before me, Janis Lowry, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared George Caravakos and Colleen J. Neel
Name(s) of Signer(s)

- personally known to me
- 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 of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

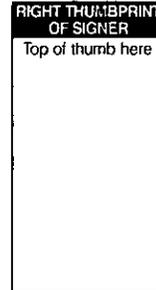
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer -- Title(s): _____
- Partner -- Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____





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

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 EASTERLY, SOUTHEASTERLY AND SOUTHERLY 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;

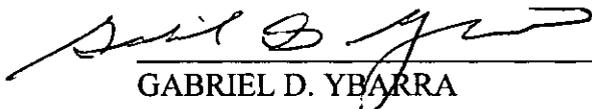
THENCE SOUTH 89° 55' 24" EAST, A DISTANCE OF 18.28 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 55.00 FEET WESTERLY OF, AS MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF CHICAGO AVENUE, AS DESCRIBED IN PARCEL 1 AND BEING THE CENTERLINE STRIP OF LAND 110.00 FEET IN WIDTH PER

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;

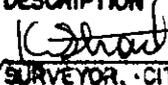
EXCEPTING THEREFROM ANY PORTION LYING EASTERLY OF A LINE THAT IS PARALLEL WITH AND DISTANT 55.00 FEET WESTERLY OF, AS MEASURED AT A RIGHT ANGLE, TO THE SAID CENTERLINE OF CHICAGO AVENUE;

RESERVING THEREFROM 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

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

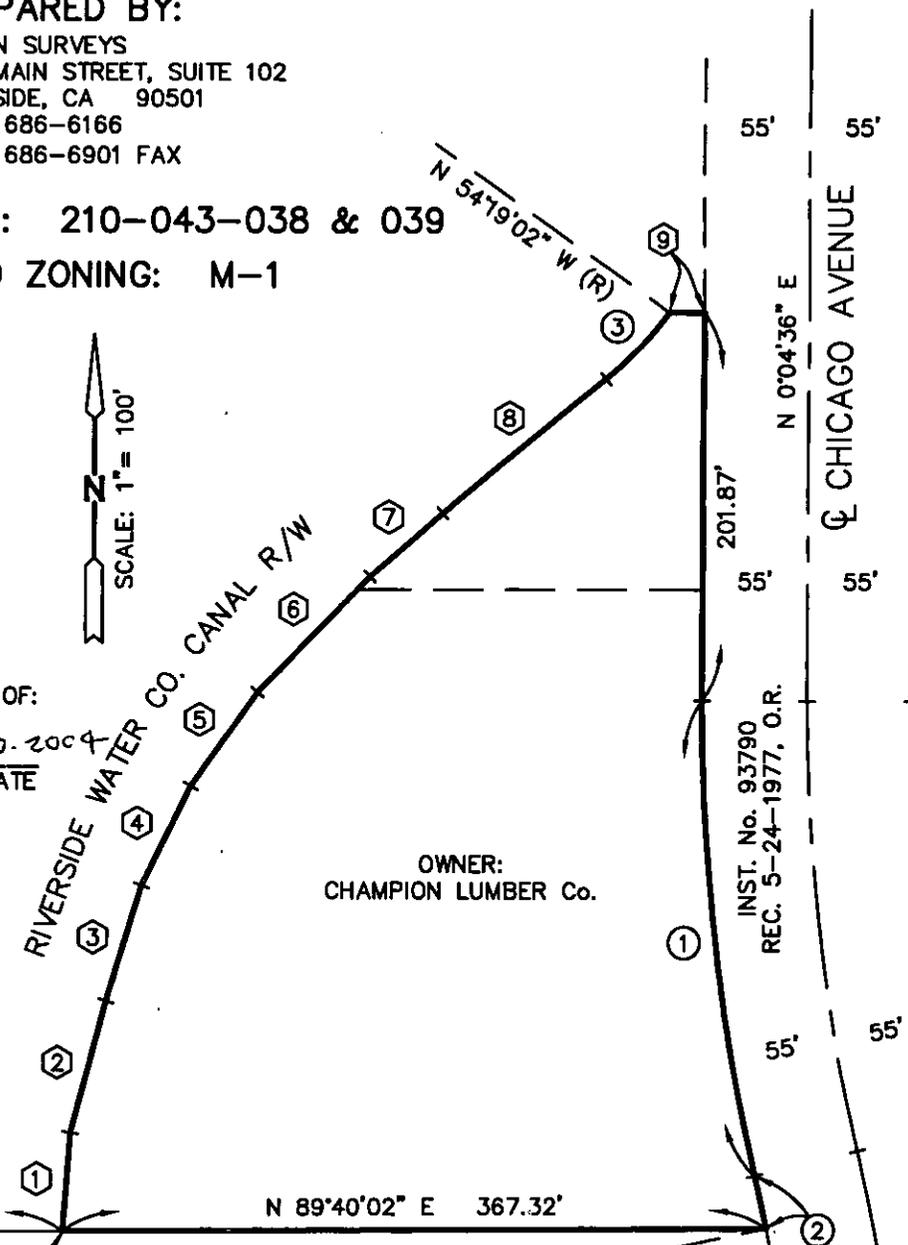
ASSESSOR'S PARCEL No.: 210-043-038 & 039

EXISTING AND PROPOSED ZONING: M-1



PREPARED UNDER THE SUPERVISION OF:

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



OWNER:
CHAMPION LUMBER Co.

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

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'

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'



26-1

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