

When recorded mail to:

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

Conformed Copy  
Has not been compared with original  
Larry W Ward  
County of Riverside  
Assessor, County Clerk & Recorder

FOR RECORDER'S OFFICE USE ONLY

Project: PM 33061  
APN: 291-040-039  
Address: 6164 River Crest Drive

DX - 1400

**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 KOAR CANYON CREST, LLC, a Delaware limited liability company, doing business in California as KOAR CANYON SPRINGS, LLC, the real property located in the City of Riverside, County of Riverside, State of California that 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 February 10, 2006, 2005

**CITY OF RIVERSIDE,**  
a municipal corporation

By: 

Print Name: Michael J. Beck

Title: Assistant City Manager

Attest: 

Print Name: Colleen J. Nicol

Title: City Clerk

**APPROVED AS TO FORM**  
  
**SUPERVISING DEPUTY CITY ATTORNEY**

GENERAL ACKNOWLEDGEMENT

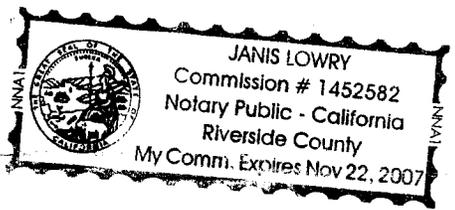
State of California

County of RIVERSIDE } ss

On February 13, 2001 before me Janis Lowry  
(date) (name)

a Notary Public in and for said State, personally appeared  
Michael J. Beck and Colleen J. Nied  
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:

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

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
(QUITCLAIM OF A PORTION OF LOT "B" OF PARCEL MAP 19618)

THAT PORTION OF LOT B (RIVER CREST DRIVE) OF PARCEL MAP No. 19618, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 129, PAGES 1 THROUGH 5, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

COMMENCING AT THE SOUTHEASTERLY CORNER OF PARCEL 12 OF SAID PARCEL MAP; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 12, SOUTH 79°18'01" WEST, 25.26 FEET TO THE WESTERLY LINE OF PARCEL 18030-1 AS DESCRIBED IN THE DOCUMENT RECORDED DECEMBER 10, 2003 AS INSTRUMENT No. 2003-965631, OFFICIAL RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 18030-1 THE FOLLOWING TWO (2) COURSES:

- 1.) NORTH 16°03'03" WEST, 237.54 FEET
- 2.) NORTH 27°04'53" WEST, 132.79 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 12 AND THE **TRUE POINT OF BEGINNING**, SAID POINT ALSO BEING THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 349.90 FEET; A RADIAL LINE THROUGH SAID BEGINNING OF CURVE BEARS SOUTH 68°06'32" EAST;

THENCE CONTINUING NORTH 27°04'53" WEST, 29.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 246.27 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF CURVE BEARS NORTH 75°28'08" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°42'37", AN ARC LENGTH OF 41.74 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 12, SAID POINT BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 349.90 FEET, A RADIAL THROUGH SAID BEGINNING OF CURVE BEARS SOUTH 65°27'17" EAST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°39'15", AN ARC LENGTH OF 16.21 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 160 SQUARE FEET, MORE OR LESS.

SUBJECT TO ALL COVENANTS, RIGHTS, RIGHT-OF-WAY AND EASEMENTS OF RECORD.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY SUPERVISION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

*W. Williams*

WARREN W. WILLIAMS, JR., P.L.S. 7038  
REGISTRATION EXPIRES 9/30/06

*2/3/05*

DATE

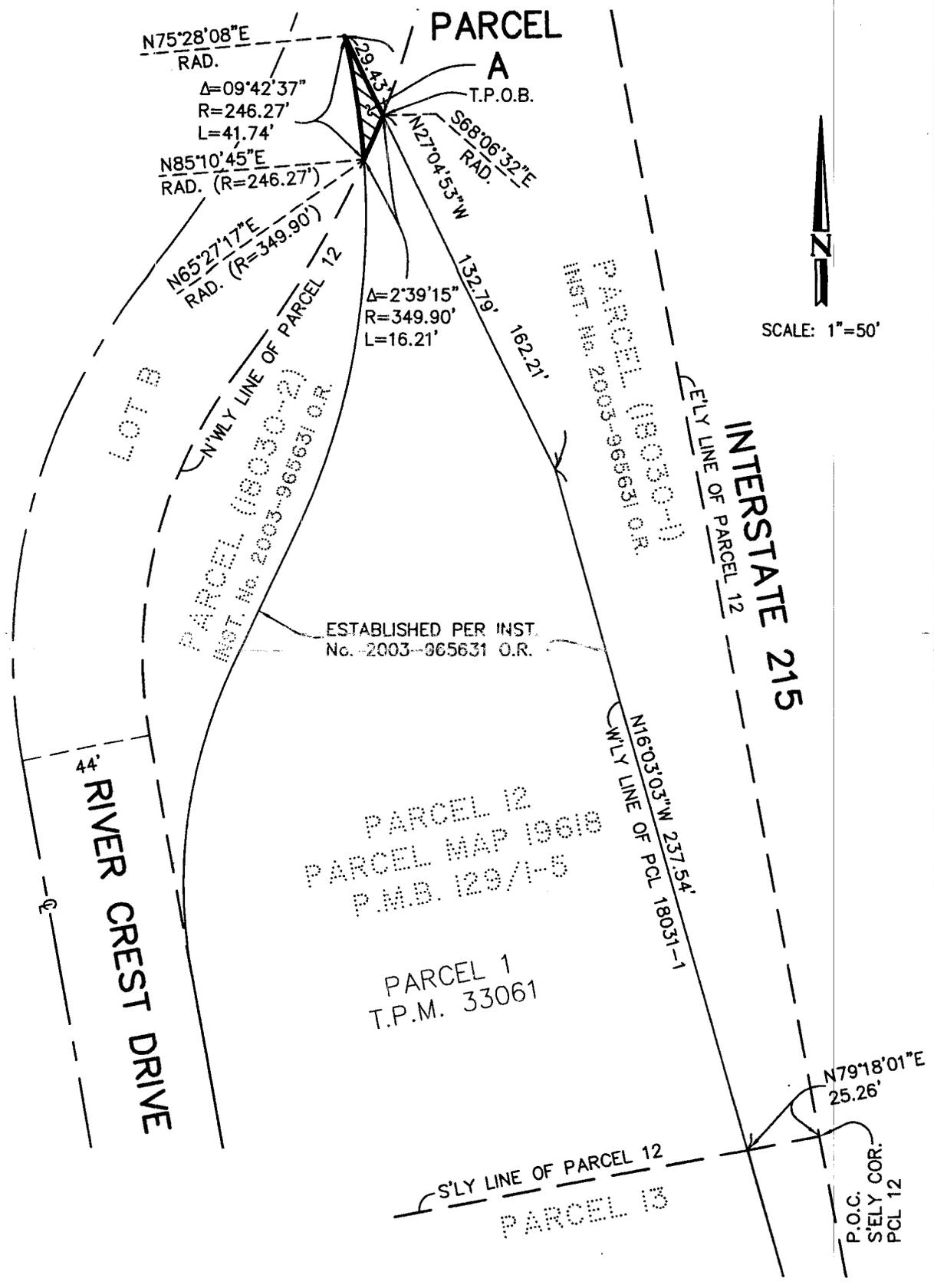


DESCRIPTION APPROVAL:

*Mark S. Brown* *1/24/06*

MARK S. BROWN  
CITY SURVEYOR

DATE



SCALE: 1"=50'

THIS PLAT IS SOLELY AN AID IN LOCATING THE  
 PARCEL DESCRIBED IN THE ATTACHED DOCUMENT, IT  
 IS NOT A PART OF THE DESCRIPTION THEREIN

SHEET 1 OF 1

**QUITCLAIM OF A PORTION OF LOT  
 "B" OF PARCEL MAP 19618  
 RIVERSIDE, CALIFORNIA**

**DRC** Development Resource Consultants, Inc.  
 Civil Engineering • Land Surveying • Environmental  
 8175 E. KAISER BOULEVARD  
 ANAHEIM HILLS, CA 92808 (714) 685-6860

DX1400