

When recorded mail to:

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

DOC # 2006-0895333

12/06/2006 08:00A Fee:22.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

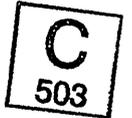
Assessor, County Clerk & Recorder



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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 503

Project: Quitclaim Document
APN: 143-162-027
Address: 3900 Tyler Street

DX - 1432



QUITCLAIM

The CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby remise, release, and forever quitclaim to DOWNS LEGACY PARTNERS, L.P., a California Limited Partnership, those certain easements 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.

Dated 11/21 20006

CITY OF RIVERSIDE,
a municipal corporation

David H. Wright
Utilities General Manager

By:
Stephen H. Badgett
Assistant Director / Electric

Attest:
City Clerk
Colleen J. Nicol

~~Deputy City Attorney~~
BY

~~APPROVED AS TO FORM
CITY ATTORNEYS OFFICE~~

~~APPROVED AS TO FORM
CITY ATTORNEYS OFFICE~~

BY
CITY ATTORNEY

DX1437

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside }

SS

On 11/21/06, before me IRENE MARTINEZ
(date) (name)

a Notary Public in and for said State, personally appeared

Stephen A. Badgett
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.

Irene Martinez
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



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Riverside } ss

On December 21, 2006 before me, Lorena Verdusco, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Colleen J. Nicol
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

Lorena Verdusco
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 _____

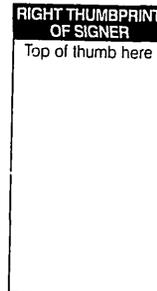


EXHIBIT A

That certain easement for electrical energy distribution facilities granted to the City of Riverside by document recorded August 25, 1995 as Instrument No. 280686 and described in its entirety as follows:

PARCEL 1

A strip of land 10.00 feet wide in that portion of said Block 4, the centerline of said strip being described as follows:

COMMENCING at a point in the southerly boundary of Hole Avenue, 381.23 feet northwesterly from the intersection of the southerly line of Hole Avenue, 80 feet in width, and the southwesterly line of Tyler Avenue, 80 feet in width as shown by said map of Tract No.3 of La Sierra Heights; said point also being the most northerly corner of that certain parcel of land conveyed to Downs Legacy Partners, a California General Partnership by deed recorded September 20, 1993, as Instrument No. 367270 of Official Records of said Riverside County;

THENCE South 14° 55' 30" West, along said westerly boundary of said parcel conveyed to Downs Legacy Partners, a distance of 14.03 feet to a line which is parallel with and distant 54.00 feet southerly, as measured at right angle, from the centerline of Hole Avenue as shown by said La Sierra Heights Tract No.3;

THENCE South 78° 54' 00" East, along said parallel line, 5.01 feet to the TRUE POINT OF BEGINNING;

THENCE South 14° 55' 30" West, 123.00 feet;

THENCE South 18° 28' 00" East, 70.00 feet to a point hereinafter referred to as "Point A";

THENCE South 71 °32' 00" West, 20.00 feet;

THENCE South 24°04'34" West, 263.49 feet;

THENCE South 18° 28' 00" East, 235.50 feet to a point hereinafter referred to as "Point B" and the END of this centerline description; said point being in a line which is parallel with and distant 3.75 feet northwesterly, as measured at right angle, from the southeasterly line of said Block 4;

The sidelines of said 10.00 foot wide strip of land shall be lengthened or shortened to terminate northerly in said line parallel with said centerline of Hole Avenue.

PARCEL 2

That portion of said Block 4 described as follows:

COMMENCING at said "Point A" hereinbefore described;



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THENCE South 18° 28' 00" East, 5.00 feet to the TRUE POINT OF BEGINNING;
THENCE North 71 °32' 00" East, 5.00 feet;
THENCE South 18° 28' 00" East, 10.00 feet;
THENCE South 71° 32' 00" West, 18.00 feet;
THENCE North 18° 28' 00" West, 10.00 feet;
THENCE North 71 °32' 00" East, 13.00 feet to said TRUE POINT OF BEGINNING.

PARCEL 3

A strip of land 7.50 feet wide in that portion of said Block 4, the centerline of said strip being described as follows:

COMMENCING at said "Point B" hereinbefore described;

THENCE South 18° 28' 00" East, 3.75 feet to a line which is parallel with and distant 3.75 feet northwesterly, as measured at right angle, from said southeasterly line of said Block 4;

THENCE South 71 °32' 00" West, along said parallel line, 5.00 feet to the TRUE POINT OF BEGINNING;

THENCE North 71 °32' 00" East, along said parallel line, 45.00 feet to the END of this centerline description.

THIS QUITCLAIM EXTINGUISHES ONLY THOSE RIGHTS GRANTED TO THE CITY OF RIVERSIDE IN THE SPECIFIC DOCUMENT NOTED. IT DOES NOT ELIMINATE OR DIMINISH ANY RIGHT OR EASEMENT GRANTED TO THE CITY OF RIVERSIDE BY OTHER DOCUMENTS.

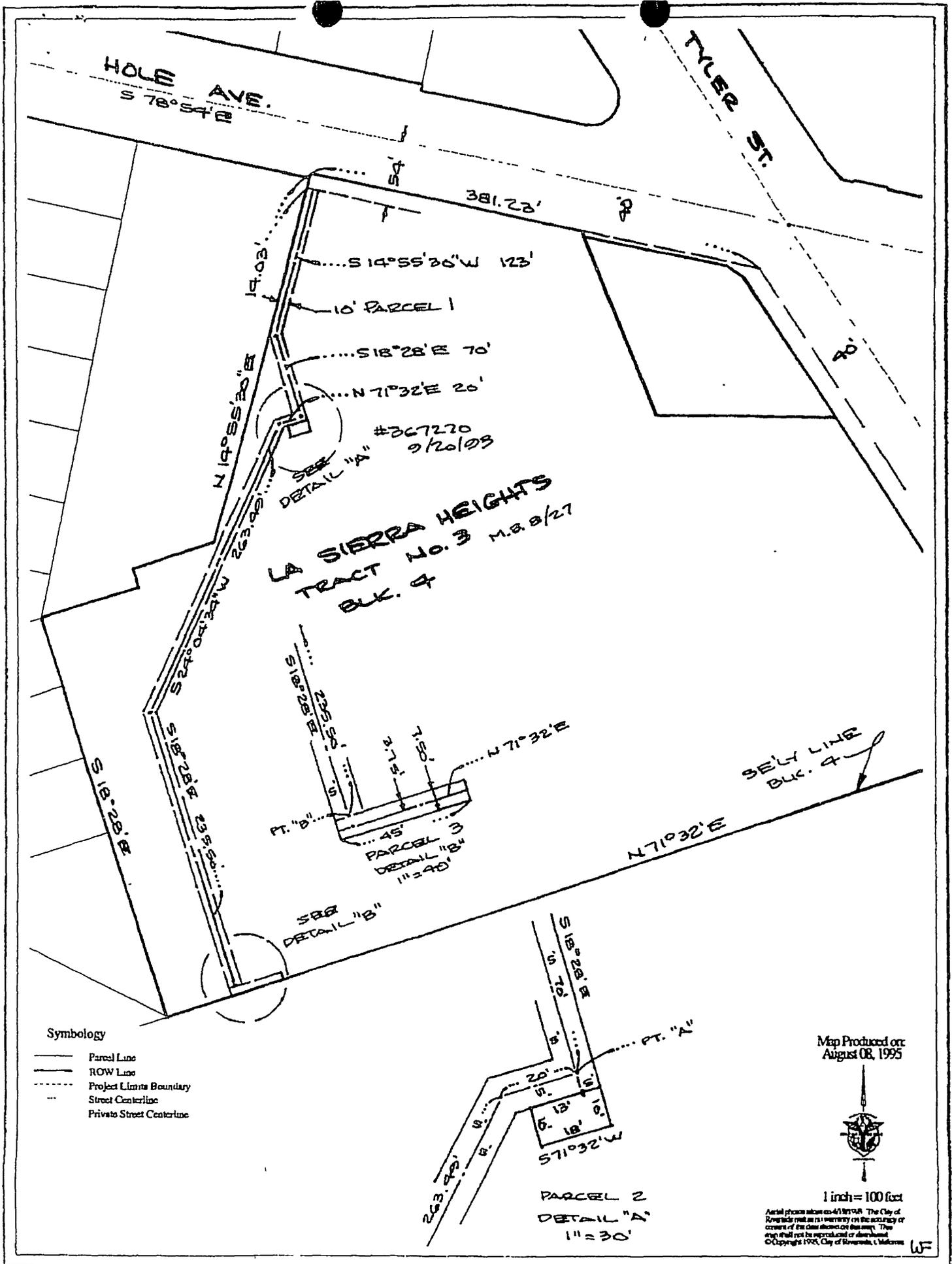
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 4/27/06 Prep _____
Mark S Brown, L S 5655 Date
License Expires 9/30/07



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