

When recorded mail to:

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

DOC # 2008-0142674

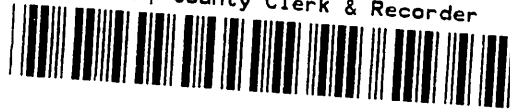
03/24/2008 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records
County of Riverside

Larry W. Ward

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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FOR RECORDER'S OFFICE USE ONLY

Project: Columbia Grade Separation
APN: 249-160-001
Address: 1200 Dodson Way

D - 16197

e



G R A N T O F E A S E M E N T D E E D

CHAMPION ELECTRIC, a CALIFORNIA CORPORATION, Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, 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 December 19, 2007

CHAMPION ELECTRIC, a California Corporation

By: *R. Glenn Rowden*
R. Glenn Rowden, President

By: *Thomas Rowden*
Thomas Rowden, Secretary

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 12/19/07, before me Kathleen M. Riley
(date) (name)

a Notary Public in and for said State, personally appeared

R. Glenn Rowden and Thomas Rowden
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.

Kathleen M. Riley
Signature

CERTIFICATE OF ACCEPTANCE
(Government Code Section §21027)

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. 21027 of said City Council adopted September 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 1/7/08

CITY OF RIVERSIDE
By: Amelia M. Vailin

Print Name: Amelia M. Vailin

APPROVED AS TO FORM
OF INSTRUMENTS OFFICE
BY [Signature]
Notary Public

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- (X) Corporate Officer(s)
Title R. Glenn Rowden, President
Title Thomas Rowden, Secretary
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other
- () Partner(s)
 - () General
 - () Limited

The party(ies) executing this document is/are representing:
Champion Electric, Inc.

EXHIBIT "A"

A.P.N. 249-160-001
Public Street Easement

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion Lot 1 of Tract 14072, as shown by map on file in Book 117, Pages 82 through 84 of Maps, records of Riverside County, California, described as follows;

BEGINNING at the northeast corner of said Lot 1;

THENCE North 89°45'20" West, along the northerly line of said Lot 1, a distance of 72.99 feet to the northwesterly line of said Lot 1;

THENCE South 51°29'46" West, along said northwesterly line, a distance of 34.58 feet to an angle point in the westerly line of said Lot 1; said point being the beginning of a non-tangent curve concaving westerly, having a radius of 430.00 feet and to which the radius bears North 86°52'15" West;

THENCE southerly to the right along said curve through a central angle of 1°26'33" an arc length of 10.83 feet to a line that is parallel with and distant 8.00 feet southeasterly, as measured at right angles, from said northwesterly line of Lot 1;



THENCE North 51°29'46" East, along said parallel line, a distance of 31.07 feet to a line that is parallel with and distant 13.00 feet southerly, as measured at right angles, from said northerly line of Lot 1;

THENCE South 89°45'20" East, along said last mentioned parallel line, a distance of 76.50 feet to the easterly line of said Lot 1;

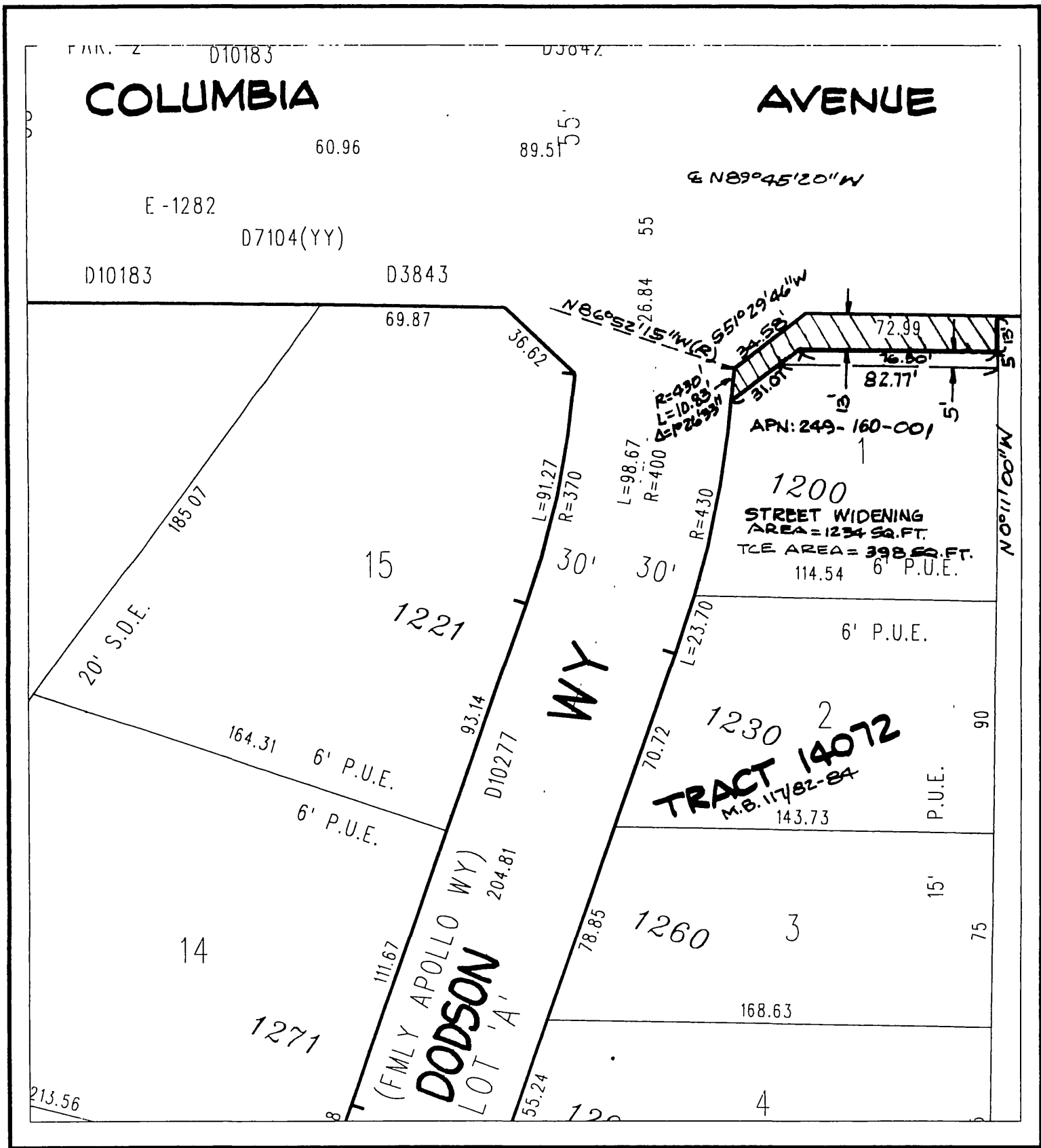
THENCE North 0°11'00" West, along said easterly line, a distance of 13.00 feet to the POINT OF BEGINNING.

Area - 1234 square feet.

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

 1/4/07 Date Prep. 
Mark S. Brown, L.S. 5655 License Expires 9/30/07





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

26-1

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale: 1" = 50'	Drawn by: sken	Date: 12/20/06	Subject: COLUMBIA AVENUE GRADE SEPARATION
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16197