

When recorded mail to:

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

DOC # 2008-0175397

04/09/2008 08:00A Fee:NC

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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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			8						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC									513

Project: Van Buren-
Jackson to Jurupa Underground District
APN 151-151-006 & 008
Address: 6150 & 6370 Van Buren Blvd

D- 16203



EASEMENT

CHOICE CAPITAL, LLC, a California limited liability company, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in EXHIBIT A attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real

property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

Dated _____

CHOICE CAPITAL, LLC,
a California limited liability company

By: _____

By: 

Print Name: _____

Print Name: GEORGE DANESHGAR

Title: _____

Title: MANAGING PARTNER



ACKNOWLEDGEMENT

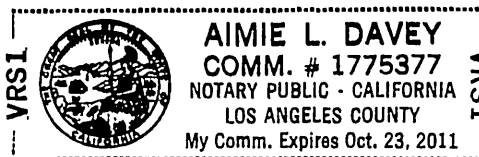
State of California }
County of Los Angeles } ss

On March 18, 2008, before me Aimie L. Davey, Notary Public
personally appeared George Daneshgar
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct

WITNESS my hand and official seal.

Aimie L. Davey
Notary Signature



**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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 4/7/08

CITY OF RIVERSIDE

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

By: Amelia M. Valeri

BY [Signature]
Deputy City Attorney

EXHIBIT A



APN: 151-151-006 & 008
Public Utility Easement

PARCEL A

That portion of Lot 277 of Camp Anza Subdivision No. 1, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 22, Pages 81 and 82, records of said County, more particularly described as follows:

COMMENCING at the northeast corner of Lot "B" of Parcel Map No. 13804, as shown by map filed in Book 66, Pages 13 and 14, of Parcel Maps, in the Office of the County Recorder of said County, said point lying on the westerly line of Van Buren Boulevard, as shown on said Parcel Map;

Thence North 00°18'00" East along said westerly line, a distance of 85.00 feet to the **TRUE POINT OF BEGINNING**;

Thence at a right angle, North 89°42'00" West, a distance of 7.00 feet to a point on a line parallel with, and 7.00 feet westerly, measured at right angles, from said westerly line;

Thence North 00°18'00" East along said parallel line, a distance of 15.00 feet;

Thence at a right angle, South 89°42'00" East, a distance of 7.00 feet to a point on said westerly line;

Thence South 00°18'00" West along said westerly line, a distance of 15.00 feet to the **TRUE POINT OF BEGINNING**.

PARCEL B

That portion of Lot 277 of Camp Anza Subdivision No. 1, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 22, Pages 81 and 82, records of said County, more particularly described as follows:

COMMENCING at the intersection of the centerline of Arlington Avenue with Van Buren Boulevard, said point being the Township corner between Townships 2 and 3 South, Ranges 5 and 6 West, S.B.M.;

Thence South 00°18'00" West along the said centerline of Van Buren Boulevard, a distance of 196.91 feet;

Thence North 89°42'00" West, a distance of 50.00 feet to a point on the westerly line of said Van Buren Boulevard, said point being the **TRUE POINT OF BEGINNING**;



Thence South 00°18'00" West along said westerly line, a distance of 14.00 feet;

Thence at a right angle, North 89°42'00" West, a distance of 7.00 feet to a point on a line parallel with, and 7.00 feet westerly, measured at right angles, from said westerly line;

Thence North 00°18'00" East along said parallel line, a distance of 14.00 feet;

Thence at a right angle, South 89°42'00" East, a distance of 7.00 feet to a point on said westerly line;

Thence South 00°18'00" West along said westerly line, a distance of 15.00 feet to the **TRUE POINT OF BEGINNING.**

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

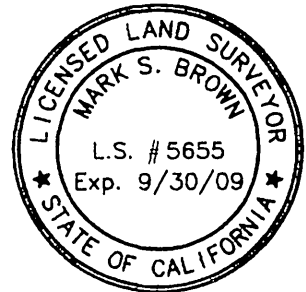


Mark S. Brown, L.S. 5655
License Expires 9/30/09

3/17/08

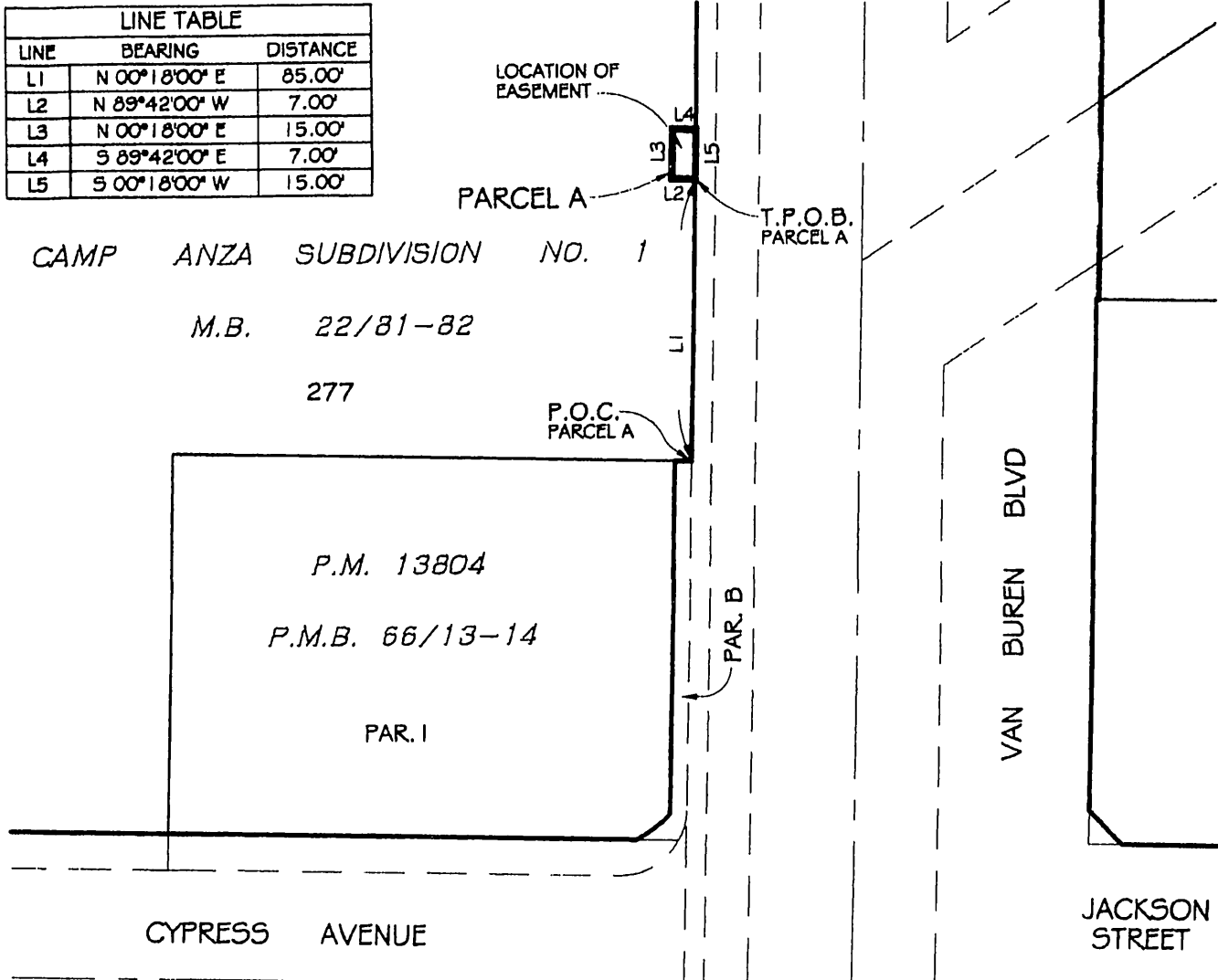
Date

Prep.



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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°18'00" E	85.00'
L2	N 89°42'00" W	7.00'
L3	N 00°18'00" E	15.00'
L4	S 89°42'00" E	7.00'
L5	S 00°18'00" W	15.00'



CAMP ANZA SUBDIVISION NO. 1
M.B. 22/81-82
277

P.M. 13804
P.M.B. 66/13-14
PAR. 1

CYPRESS AVENUE

VAN BUREN BLVD

JACKSON STREET

● CITY OF RIVERSIDE, CALIFORNIA ●

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 2

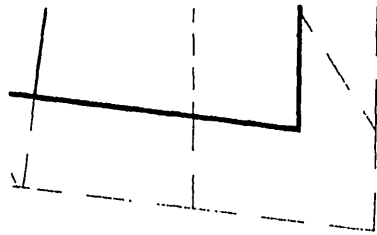
SCALE: 1"=50' DRAWN BY: RICH DATE: 01/30/08 SUBJECT: VAN BUREN BOULEVARD- JACKSON TO JURUPA UNDERGROUND DISTRICT



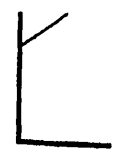
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LINE TABLE		
LINE	BEARING	DISTANCE
L6	N 89°42'00" W	50.00'
L7	S 00°18'00" W	14.00'
L8	N 89°42'00" W	7.00'
L9	N 00°18'00" E	14.00'
L10	S 89°42'00" E	7.00'



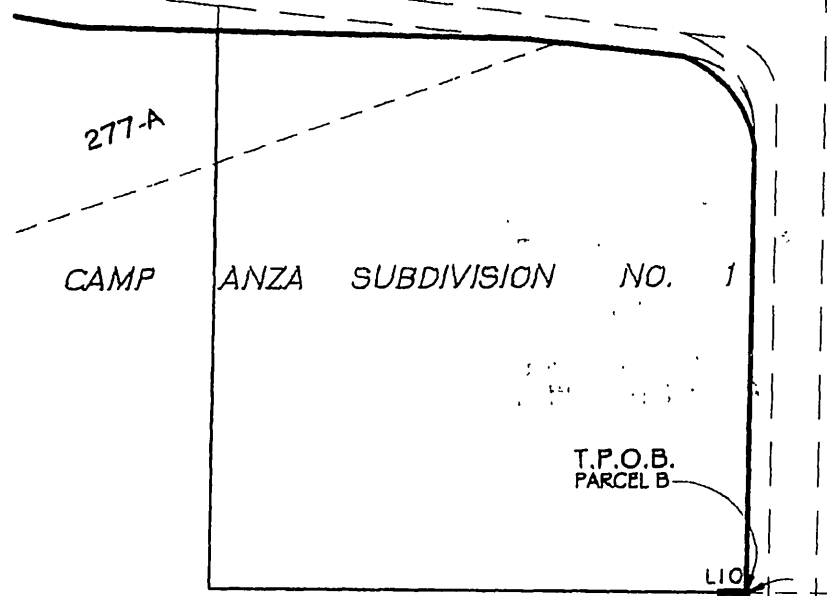
RANGE 6 WEST
RANGE 5 WEST



ARLINGTON AVENUE

36 31 TOWNSHIP 2 SOUTH
6 TOWNSHIP 3 SOUTH

P.O.C. PARCEL B



CAMP ANZA SUBDIVISION NO. 1

T.P.O.B. PARCEL B

PARCEL B

M.B. 22/81-82

277

VAN BUREN BLVD

● CITY OF RIVERSIDE, CALIFORNIA ●

50-6

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 2 OF 2

SCALE: 1"=80'

DRAWN BY: RICH DATE: 01/30/08

SUBJECT: VAN BUREN BOULEVARD-JACKSON TO JURUPA UNDERGROUND DISTRICT



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