

DOC # 2008-0142671

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

Page 1 of 5

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



When recorded mail to:

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

**FREE RECORDING**

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

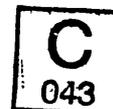
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FOR RECORDER'S OFFICE USE ONLY

Project: Columbia Avenue Grade Separation  
A.P.N. 249-034-012

**D - 16198**

*Ø*



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **C.A.B. FAMILY LIMITED PARTNERSHIP**, a California limited partnership, as Grantor, grants 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, and waterline facilities*, together with all necessary appurtenances, in, under, upon, over and along that certain 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.

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,

16198

maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said electric energy distribution and telecommunication facilities, and waterline facilities.

Dated 12/18/07

**C.A.B. FAMILY LIMITED PARTNERSHIP,  
a California limited partnership**

By [Signature]  
JOE AUDETTE  
(print name)  
Title CFO

By [Signature]  
MARK BOONE  
(print name)  
Title [Signature]

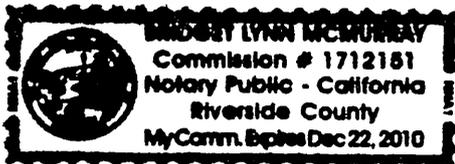
**GENERAL ACKNOWLEDGEMENT**

State of California  
County of Riverside } ss

On December 18, 2007, before me Bridget Lynn McMurray  
(date) (name)

a Notary Public in and for said State, personally appeared  
Joe Audette & Mark Boone  
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.

[Signature]  
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:

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

**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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 1/28/08

**CITY OF RIVERSIDE**

By Amelia M. Valeri

CAB PUE 1.DOC

**APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE**

BY [Signature]  
Deputy City Attorney

EXHIBIT "A"

A.P.N. 249-034-012

Easements for Electric Energy Distribution,  
Telecommunications, and Waterline Facilities

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

That portion of the Northwest Quarter of the Northwest Quarter of Section 18, Township 2, South, Range 4 West, San Bernardino Meridian and a portion of Parcel 9 of Record of Survey on file in Book 41, Page 22 of Record of Surveys, records of Riverside County, California, described as follows:

A strip of land 20.00 feet in width, the northerly line being described as follows:

COMMENCING at the southwesterly corner of said Parcel 9;

THENCE North 0°06'00" East, along the westerly line of said Parcel 9, a distance of 42.00 feet to a line that is parallel with and distant 75.00 feet northerly, as measured at right angles, from the centerline of Columbia Avenue as shown by said Record of Survey, and the POINT OF BEGINNING of this line description;

THENCE South 89°55'30" East, along said parallel line, a distance of 140.50 feet to the easterly line of said Parcel 9 and the END of this line description; the sidelines of said strip of land 20.00 feet in width shall be lengthened or shortened to terminate in said easterly line of Parcel 9 and lengthened or shortened to terminate in said westerly line of Parcel 9;

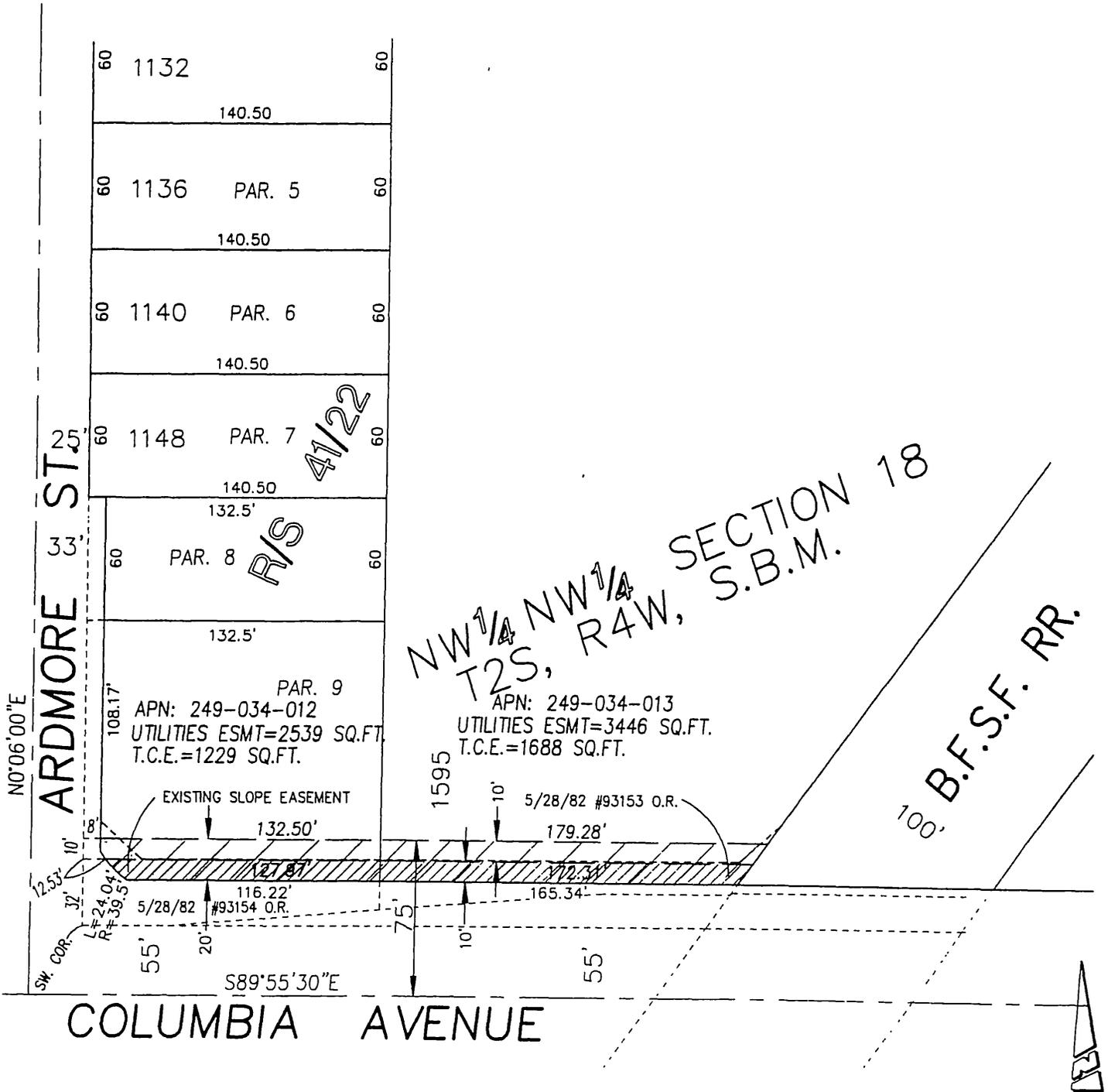
EXCEPTING THEREFROM any portion lying within that certain parcel of land described in Grant Deed to the City of Riverside by document recorded May 28, 1982, as Instrument No. 93154 of Official Records of Riverside County, California.

Area - 2539 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  
\_\_\_\_\_  
Mark S. Brown, L.S. 5655                      Date  
License Expires 9/30/07                      Prep. 





NW 1/4 NW 1/4 SECTION 18  
 T2S, R4W, S.B.M.

• 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 1

26-1

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 12/14/06

SUBJECT: COLUMBIA AVENUE GRADE SEPARATION

16198