

When Recorded Mail To:

Riverside City Attorney's Office  
3900 Main Street  
Riverside, CA 92522  
Ref: CA#07-1853.5

DOC # 2012-0004832

01/05/2012 02:35P Fee:NC

Page 1 of 20

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



This instrument is for the benefit  
of the City of Riverside and is  
exempt from recording fees  
(Government Code § 27383<sup>1</sup>)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			20						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI

**JUDGMENT AND FINAL ORDER OF CONDEMNATION**

CASE NO. RIC483204

**D-16754**



<sup>1</sup> Government Code § 27383: "No fee shall be charged by the recorder for services rendered to the State, to any municipality, county in the State or other political subdivision thereof, except for making a copy of a paper or record."

ROB DEC 20 2011

JMC

DEC 28 2011

1 GREGORY P. PRIAMOS, City Attorney, SBN 136766  
2 BRANDON S. MERCER, Deputy City Attorney, SBN 244413  
3 CITY OF RIVERSIDE  
4 City Hall, 3900 Main Street  
5 Riverside, California 92522  
6 Telephone (951) 826-5567  
7 Facsimile (951) 826-5540  
8 bmercer@riversideca.gov

**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

DEC 27 2011

*KSQ*

Attorneys for Plaintiff, City of Riverside

(Fee Exempt Gov't Code § 6103)

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

11 CITY OF RIVERSIDE, a California charter city )  
12 and municipal corporation, )  
13 Plaintiff, )  
14 vs. )  
15 CHAMPION ELECTRIC, INC.; et al., )  
16 Defendants. )

Case No.: RIC483204  
Assigned to the Hon. Jacqueline C. Jackson  
Dept. 7

**JUDGMENT AND FINAL ORDER OF  
CONDEMNATION**

APNs: 210-030-010  
249-034-012  
249-034-013  
249-040-005  
249-160-001

Complaint Filed: October 17, 2007

19 This Judgment and Final Order of Condemnation is hereby made following disposition  
20 through the court proceedings described below of all parties and property interests alleged in the  
21 Complaint in Eminent Domain.

IT IS HEREBY FOUND AND DETERMINED:

23 1. Pursuant to its Charter, sections 37350.5 and 40404 of the Government Code of  
24 the State of California, section 4090 of the Streets and Highways Code of the State of California,  
25 section 1240.010 of the Code of Civil Procedure of the State of California, and Article I, section  
26 19 of the Constitution of the State of California, plaintiff City of Riverside is authorized to  
27 acquire real property or interests therein for public uses and purposes, to wit: to construct a  
28 grade separation at the railroad crossing on Columbia Avenue from La Cadena Drive to Iowa  
Avenue.

2012-0004832  
01/05/2012 02:13:58  
2 of 28



CITY ATTORNEY'S OFFICE  
3900 MAIN STREET  
RIVERSIDE, CA 92522  
(951) 826-5567

1675A

1           2.     Plaintiff City of Riverside ("City") commenced this eminent domain action to  
 2 condemn the following property interests which are legally described in the attached exhibit  
 3 "A":

<u>APN</u>	<u>Interest to be Acquired</u>
210-030-010	Public street & temporary construction easements
249-034-012	Easements for electric energy distribution, telecommunications, & waterline facilities
249-034-013	Easements for electric energy distribution, telecommunications, & waterline facilities
249-040-005	Public street & temporary construction easements
249-160-001	Public street & temporary construction easements

11           3.     After a duly noticed public hearing and an opportunity to be heard in compliance  
 12 with Code of Civil Procedure section 1245.235, on August 28, 2007, plaintiff's City Council  
 13 adopted Resolution Number 21494 authorizing plaintiff to acquire the property described in the  
 14 attached exhibit "A" by eminent domain (collectively "Subject Property"). In compliance with  
 15 sections 1245.220 and 1245.230 of the Code of Civil Procedure, the City Council found and  
 16 determined that: (a) the public interest and necessity require the proposed project, (b) the  
 17 proposed project is planned and located in the manner that will be the most compatible with the  
 18 greatest public good and least private injury, (c) the acquisition and taking of interests in the  
 19 property sought to be acquired are necessary for the Project, and (d) the offer required by section  
 20 7267.2 of the Government Code has been made to the owners of record of the Subject Property.

21           4.     Plaintiff named the following defendants in this action:

<u>Defendant Name</u>	<u>Property Interest</u>
Champion Electric, Inc. ✓	Owner
Alumax Mill Products, Inc. ✓	Potential Claimant
Pacific Telephone and Telegraph Company ✓	Easement Holder
Werdin, Parker & Associates ✓	Potential Claimant
Richard Glen Rowden ✓	Trustor
Cynthia Diane Rowden ✓	Trustor

2012-0004832  
 01/05/2012 02:35P  
 3 of 20



2012-0004832  
01/05/2012 02:35P  
4 of 20



1	Commonwealth Land Title Company ✓	Trustee
2	Government Funding California Business ✓ and Industrial Development Corporation	Potential Claimant
3	Stewart Title of California, Inc. ✓	Trustee
4	Premier Service Bank, Inc. ✓	Potential Claimant
5	S.F. Industrial Properties-Brook Park LLC	Owner
6	Leona Riverside LLC	Owner
7	Iowa Riverside, LLC ✓	Potential Claimant
8	Nexcoil Incorporated ✓	Potential Claimant
9	Riverside Leveling, LLC ✓	Potential Claimant
10	Harbor Pipe and Steel, Inc. ✓	Potential Claimant
11	First American Title Insurance Company ✓	Trustee
12	The Northwestern Mutual Life Insurance ✓ Company	Trustee
13	Tri-Rail Distribution Services ✓	Potential Claimant
14	C.A.B. Family Limited Partnership ✓	Owner
15	The Earl Peter and Mary C. Mollohan Family Trust Dated 8-29, 1994, Earl Peter Mollohan and Mary Catherine Mollohan, as Trustor(s) and Trustee(s)	Owner
16	Charles T. Sprague and Patricia E. Sprague, ✓ Trustees of the Sprague Family 1997 Living Trust Under Declaration of Trust Dated November 21, 1997	Owner
17	Riverside County Flood Control and Water ✓ Conservation District	Easement Holder

23 5. The following defendants filed disclaimers on the dates indicated below and are  
24 entitled to no compensation:

25	<u>DEFENDANT</u>	<u>DATE OF FILING</u>
26	Pacific Telephone and Telegraph Company	02/01/2011
27	Alumax Mill Products, Inc.	11/29/2007
28	Stewart Title of California, Inc.	01/14/2008

16754

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

<u>DEFENDANT</u>	<u>DATE OF FILING</u>
Iowa Riverside, LLC	01/09/2008
First American Title Insurance Company	11/14/2007

6. The following defendants were dismissed by plaintiff without prejudice from this action on the dates indicated below:

<u>DEFENDANT</u>	<u>DATE OF FILING</u>
Champion Electric, Inc.	03/03/2008
C.A.B. Family Limited Partnership	03/03/2008
Charles T. Sprague and Patricia E. Sprague, Trustees of the Sprague Family 1997 Living Trust Under Declaration of Trust Dated November 21, 1997	11/06/2007
Riverside County Flood Control and Water Conservation District	12/05/2007

7. The following defendants have been regularly served with process herein and having failed to appear or answer within the time allowed by law, had their defaults taken on the dates indicated below:

<u>DEFENDANT</u>	<u>DATE OF FILING</u>
The Northwestern Mutual Life Insurance Company	08/05/2008
Werdin, Parker & Associates	03/03/2008
Richard Glen Rowden	03/03/2008
Cynthia Diane Rowden	03/03/2008
Commonwealth Land Title Company	03/03/2008
Government Funding California Business and Industrial Development Corporation	03/03/2008
Premier Service Bank, Inc.	03/03/2008
Nexcoil Incorporated	03/03/2008

2012-0004832  
01/05/2012 02:35P  
5 of 20



16754

	<u>DEFENDANT</u>	<u>DATE OF FILING</u>
1		
2	Riverside Leveling, LLC	03/03/2008
3	Harbor Pipe and Steel, Inc.	03/03/2008
4	Tri-Rail Distribution Services	03/03/2008

5 8. Following trial on May 24, 2011, this court entered the Partial Judgment and Final  
6 Order of Condemnation as to Defendants Earl Peter Mollohan and Mary Catherine Mollohan as  
7 Trustors and Trustees of the Earl Peter and Mary C. Mollohan Family Trust Dated 8-29, 1994,  
8 ("Mollohan Judgment") on June 13, 2011. Pursuant to the Mollohan Judgment, defendant  
9 Mollohan Family Trust is to be paid outside these court proceedings.

10 9. On September 7, 2011, a Stipulation re Settlement and for Entry of Partial  
11 Judgment ("Stipulation") was made and entered as to defendants S.F. Industrial Properties-  
12 Brook Park LLC and Leona Riverside LLC (hereinafter collectively "S.F. Industrial"). Pursuant  
13 to said Stipulation, defendants S.F. Industrial are to be paid outside of these court proceedings.

14 10. On September 7, 2011, this court entered the Partial Judgment re defendants S.F.  
15 Industrial.

16 11. On October 25, 2011, this court entered a Final Order of Condemnation re  
17 defendants S.F. Industrial.

18 12. On October 1, 2007, plaintiff deposited with the Office of the Treasurer for the  
19 state of California the amount of \$507,010 as a deposit of probable just compensation for the  
20 property described in the attached exhibit "A."

21 13. On March 3, 2008, the court made and entered an order authorizing withdrawal of  
22 \$131,090 from funds on deposit with the State Treasurer for APN 210-030-010.

23 14. On February 6, 2009, the court made and entered an order authorizing withdrawal  
24 of \$167,260 from funds on deposit with the State Treasurer for APN 249-160-015.

25 15. On September 7, 2011, the court made and entered an order authorizing  
26 withdrawal of \$28,100 from funds on deposit with the State Treasurer for APN 249-040-005.

27 ///

28 ///

2012-0004832  
 01/05/2012 02:25P  
 6 of 20



10754

2012-0004832  
01/05/2012 02:35P  
7 of 20



1           16.    On October 26, 2011, the court made and entered an order authorizing withdrawal  
2 of \$180,560 from funds on deposit with the State Treasurer for APNs 249-034-012, 249-034-  
3 013, and 249-160-001.

4           17.    Pursuant to the Mollohan Judgment, on June 16, 2011, plaintiff deposited with the  
5 Office of the Treasurer for the state of California the amount of \$3,065.15 as an additional  
6 deposit of just compensation for APN 210-030-010.

7           18.    \$3,065.15 remains on deposit with the State's Treasurer's Office.

8           19.    An Order of Prejudgment Possession ("OPP") became effective in and to the  
9 property described in the attached exhibit "A" on May 16, 2008.

10          20.    The use for which an interest in and to the property described in the attached  
11 exhibit "A" is being acquired is a use authorized by law and the acquisition of said interest is  
12 necessary to said use.

13           NOW THEREFORE IT IS ORDERED, ADJUDGED, AND DECREED that judgment in  
14 condemnation is hereby made in favor of the City of Riverside. The following defendants are  
15 entitled to no compensation or damages: Pacific Telephone and Telegraph Company; Alumax  
16 Mill Products, Inc.; Stewart Title of California, Inc.; Iowa Riverside, LLC; First American Title  
17 Insurance Company; The Northwestern Mutual Life Insurance Company; Werdin, Parker &  
18 Associates; Richard Glen Rowden; Cynthia Diane Rowden; Commonwealth Land Title  
19 Company; Government Funding California Business and Industrial Development Corporation;  
20 Premier Service Bank, Inc.; Nexcoil Incorporated; Riverside Leveling, LLC; Harbor Pipe and  
21 Steel, Inc.; Tri-Rail Distribution Services; and All Persons Unknown Claiming an Interest in the  
22 Property.

23           WHEREFORE THE COURT NOW MAKES THE FOLLOWING ORDER OF  
24 CONDEMNATION:

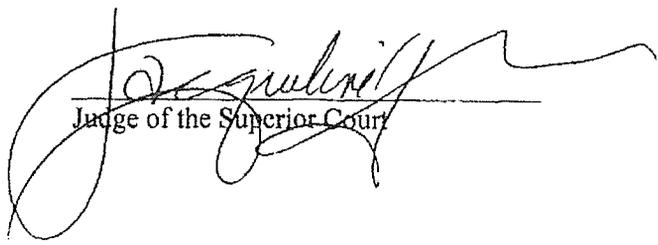
25           The interests of defendants Pacific Telephone and Telegraph Company; Alumax Mill  
26 Products, Inc.; Stewart Title of California, Inc.; Iowa Riverside, LLC; First American Title  
27 Insurance Company; The Northwestern Mutual Life Insurance Company; Werdin, Parker &  
28 Associates; Richard Glen Rowden; Cynthia Diane Rowden; Commonwealth Land Title

16754

1 Company; Government Funding California Business and Industrial Development Corporation;  
2 Premier Service Bank, Inc.; Nexcoil Incorporated; Riverside Leveling, LLC; Harbor Pipe and  
3 Steel, Inc.; Tri-Rail Distribution Services; and All Persons Unknown Claiming an Interest in the  
4 Property in the real property described in the attached exhibit "A" are hereby condemned for the  
5 public use and purpose described in the complaint herein, to wit, to construct a grade separation  
6 at the railroad crossing on Columbia Avenue from La Cadena Drive to Iowa Avenue, plaintiff to  
7 take title to the interest(s) of said defendants in said real property together with all improvements  
8 thereon in which said defendant has an interest, and except as otherwise described in the  
9 attached exhibit "A," free and clear of any and all liens, encumbrances, easements, and  
10 leaseholds of whatever kind or nature.

11 The interests condemned to the City of Riverside in and to Assessor's Parcel Numbers  
12 210-030-010, 249-034-012, 249-034-013, 249-040-005, and 249-160-001 are legally described  
13 in Exhibit "A" hereto.

14  
15 Dated: 12/23/11

  
Judge of the Superior Court

18  
19 O:\Cycorn\WP\Docs\ID030\P006\00079121.DOC  
07-1853.5

20  
21  
22  
23  
24  
25  
26  
27  
28



2012-0004832  
61/05/2012 02:35P  
8 of 20

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28



2012-0004032  
01/05/2012 02:35P  
9 of 20

*A.P.N. 210-030-010*  
*Public Street Easement*

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

That portion of Lot 5 of Orange Growers Bank Addition, as shown by map on file in Book 2, Page 40 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the southeast corner of Parcel 1 of Record of Survey, on file in Book 24, Page 11 of Record of Surveys, records of said Riverside County;

THENCE North  $16^{\circ}03'29''$  East, along the easterly line of said Parcel 1, a distance of 5.20 feet to a line that is parallel with and distant 60.00 feet northerly, as measured at right angles, from the centerline of Columbia Avenue as shown by said Record of Survey;

THENCE South  $89^{\circ}56'00''$  East, along said parallel line, a distance of 172.72 feet;

THENCE North  $45^{\circ}04'00''$  East, a distance of 53.74 feet;

THENCE North  $0^{\circ}04'00''$  East, a distance of 26.15 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 87.00 feet;

THENCE northerly to the right along said last mentioned curve through a central angle of  $47^{\circ}28'46''$  an arc length of 72.09 feet to a point in the easterly line of said Lot 5; said point also being in the westerly right-of-way line of the Riverside Water Company;

THENCE South  $2^{\circ}33'40''$  East, along said westerly line, a distance of 28.37 feet to the beginning of a tangent curve concaving westerly and having a radius of 200.00 feet;

THENCE southerly to the right along said last mentioned curve and continuing along said westerly line, through a central angle of  $13^{\circ}48'13''$  an arc length of 48.18 feet;

THENCE South  $11^{\circ}14'33''$  West, continuing along said westerly line, a distance of 85.33 feet to the northerly line of that certain parcel of land described in Grant Deed to the City of Riverside by document recorded July 24, 1981, as

2012-0004832  
01/05/2012 02:35P  
10 of 20



Instrument No. 140865 of Official Records of said Riverside County;

THENCE North  $78^{\circ}28'42''$  West, along said northerly line, a distance of 38.86 feet to an angle point in said northerly line; said angle point also being in a line that is parallel with and distant 36.00 feet northerly, as measured at right angles, from said centerline of Columbia Avenue;

THENCE North  $89^{\circ}56'00''$  West, continuing along said northerly line, a distance of 188.89 feet to the southerly prolongation of said easterly line of Parcel 1;

THENCE North  $16^{\circ}03'29''$  East, along said southerly prolongation of the easterly line of Parcel 1, a distance of 19.77 feet to the POINT OF BEGINNING.

Area - 9049 square feet.

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 9/30/07

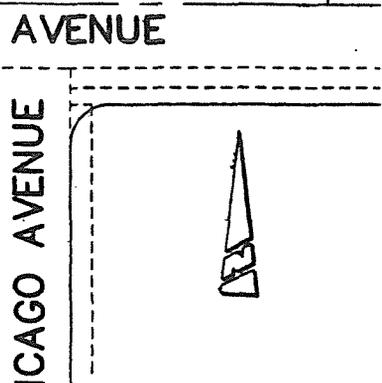
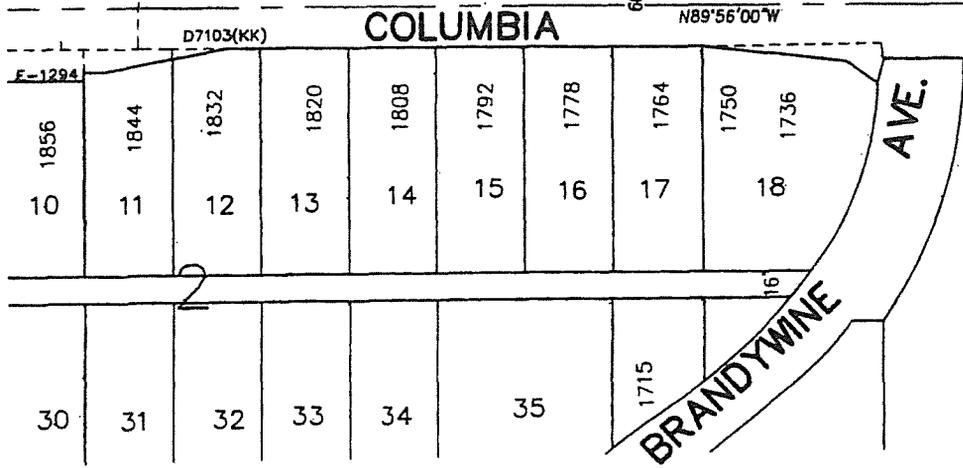
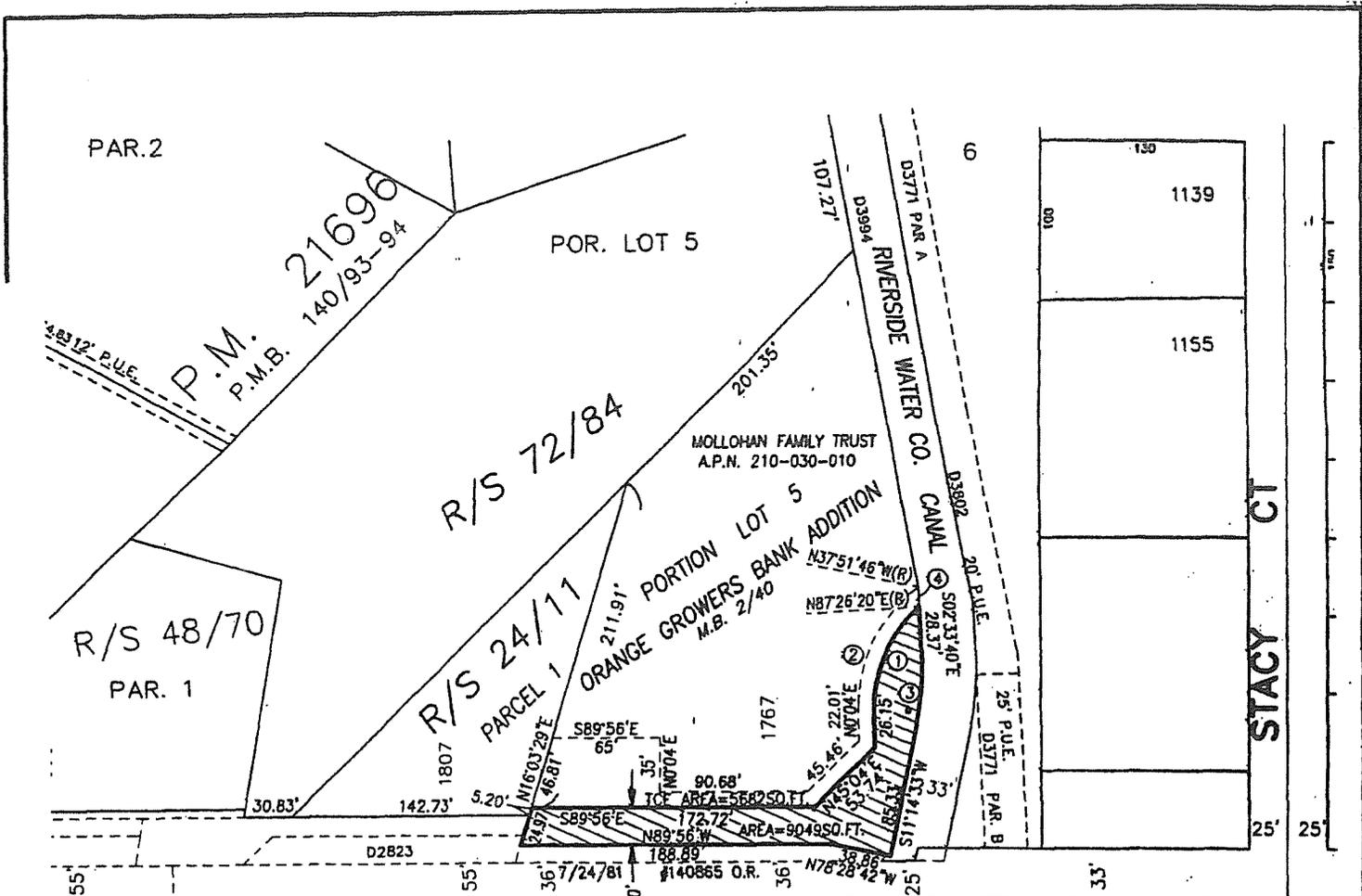
2/14/07  
Date

Prep. 



2012-0004832  
01/05/2012 02:35P  
11 of 20

16754



- CURVE DATA**
- ① R=87' Δ=47°28'46" L=72.09'
  - ② R=97' Δ=52°04'14" L=88.15'
  - ③ R=200' Δ=13°48'13" L=48.18'
  - ④ R=300' Δ=2°22'17" L=12.42'

NOT A PART OF THE RECORDED DOCUMENT

● CITY OF RIVERSIDE, CALIFORNIA ● 11-42

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: N.T.S.	DRAWN BY: Kgs DATE: 2/9/07	SUBJECT: COLUMBIA AVENUE GRADE SEPARATION

16754

A.P.N. 210-030-010  
*Temporary Construction Easement*

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

That portion of Lot 5 of Orange Growers Bank Addition, as shown by map on file in Book 2, Page 40 of Maps, records of Riverside, County, California, described as follows:

COMMENCING at the southeast corner of Parcel 1 of Record of Survey, on file in Book 24, Page 11 of Record of Surveys, records of said Riverside County;

THENCE North  $16^{\circ}03'29''$  East, along the easterly line of said Parcel 1, a distance of 5.20 feet to a line that is parallel with and distant 60.00 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 the parcel of land being described;

THENCE South  $89^{\circ}56'00''$  East, along said parallel line, a distance of 172.72 feet;

THENCE North  $45^{\circ}04'00''$  East, a distance of 53.74 feet;

THENCE North  $0^{\circ}04'00''$  East, a distance of 26.15 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 87.00 feet;

THENCE northerly to the right along said last mentioned curve through a central angle of  $47^{\circ}28'46''$  an arc length of 72.09 feet to a point in the easterly line of said Lot 5; said point also being in the westerly right-of-way line of the Riverside Water Company and being the beginning of a non-tangent curve concaving westerly, having a radius of 300.00 feet and to which the radius bears South  $87^{\circ}26'20''$  West;

THENCE northerly to the left along said last mentioned curve and continuing along said westerly right-of-way line, through a central angle of  $2^{\circ}22'17''$  an arc length of 12.42 feet to the beginning of a non-tangent curve concaving southwesterly, having a radius of 97.00 feet and to which the radius bears South  $37^{\circ}51'46''$  East; said curve also being concentric with the previously described curve having a radius of 87.00 feet;

THENCE southwesterly to the left along said last mentioned curve through a



2012-0004832  
01/05/2012 02:35P  
12 of 29

16754

central angle of 52°04'14" an arc length of 88.15 feet;

THENCE South 0°04'00" West, a distance of 22.01 feet;

THENCE South 45°04'00" West, a distance of 45.46 feet to a line that is parallel with and distant 70.00 feet northerly, as measured at right angles, from said centerline of Columbia Avenue;

THENCE North 89°56'00" West, along said last mentioned parallel line, a distance of 90.68 feet;

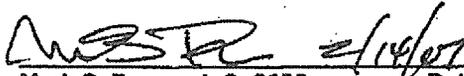
THENCE North 0°04'00" East, at right angle, a distance of 35.00 feet;

THENCE North 89°56'00" West, at right angle, a distance of 65.00 feet to said easterly line of Parcel 1;

THENCE South 16°03'29" West, along said easterly line, a distance of 46.81 feet to the POINT OF BEGINNING.

Area - 5682 square feet.

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

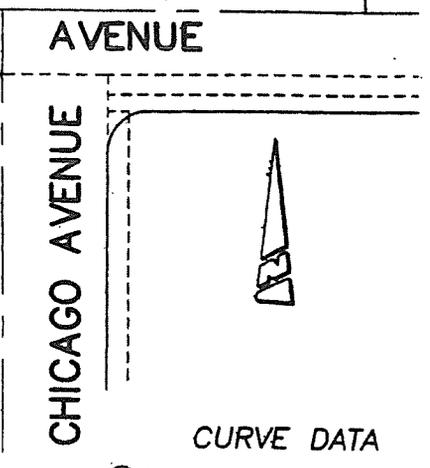
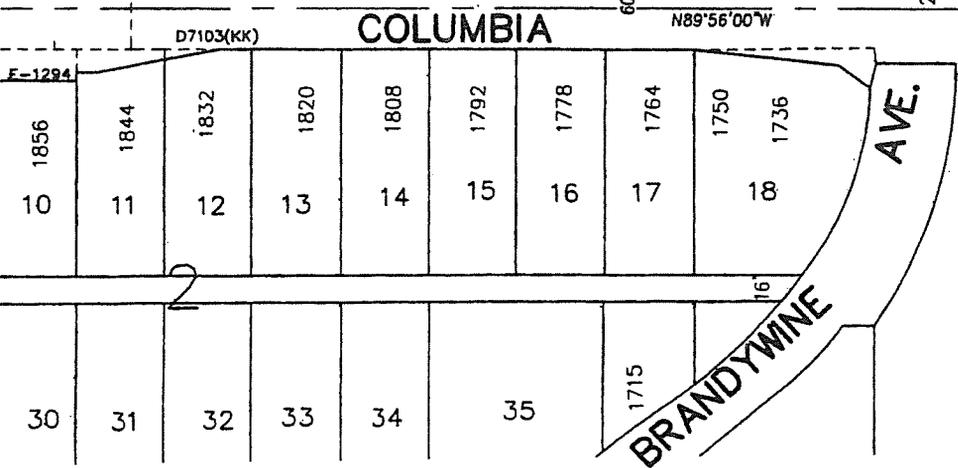
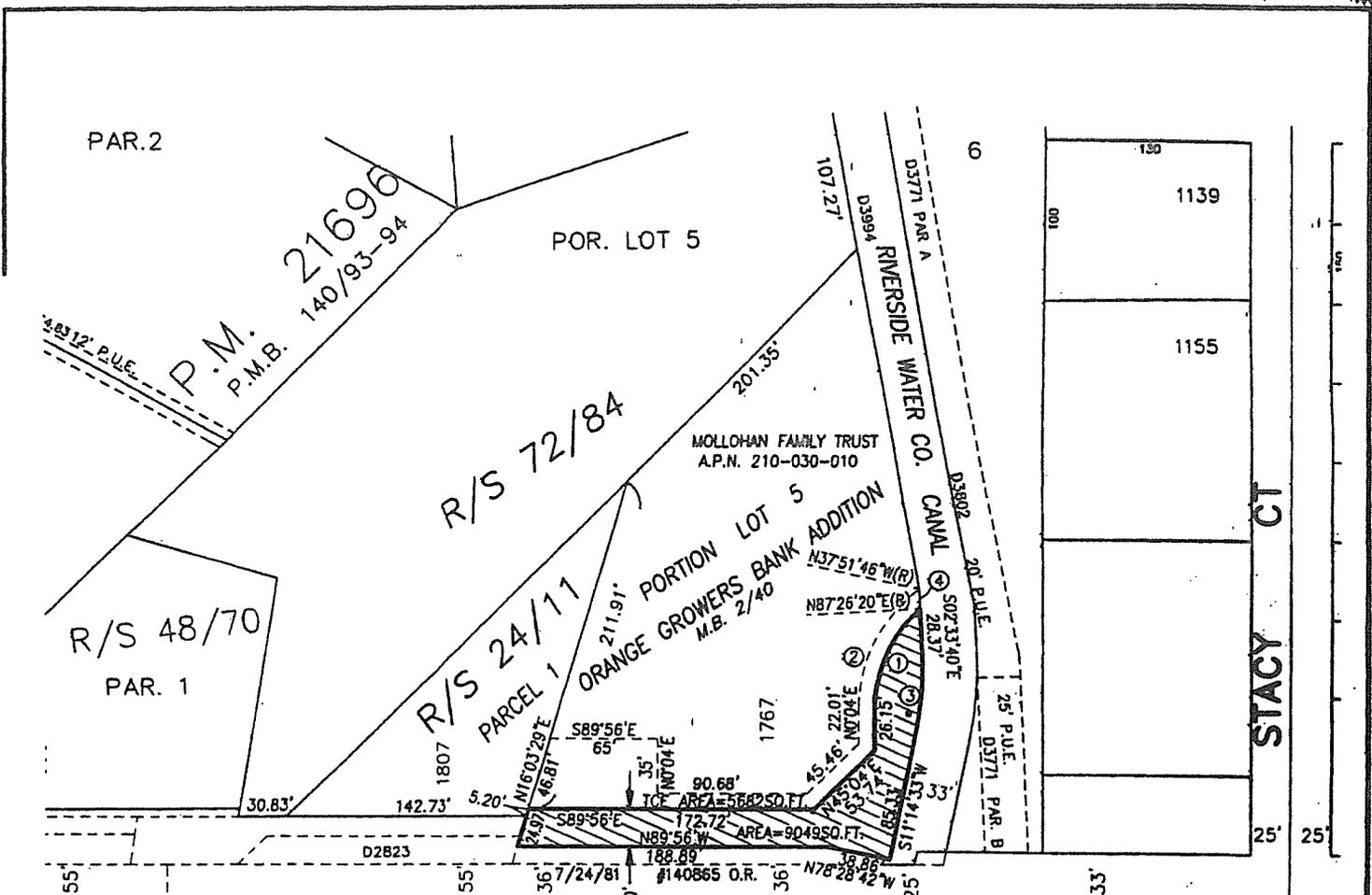
 2/14/07 Date  
Mark S. Brown, L.S. 5655  
License Expires 9/30/07

Prep. 



2012-0004832  
01/05/2012 02:35P  
13 of 20

16754



- CURVE DATA**
- ① R=87' Δ=47°28'46" L=72.09'
  - ② R=97' Δ=52°04'14" L=88.15'
  - ③ R=200' Δ=13°48'13" L=48.18'
  - ④ R=300' Δ=2°22'17" L=12.42'

NOT A PART OF THE RECORDED DOCUMENT

● CITY OF RIVERSIDE, CALIFORNIA ● 11-42

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: N.T.S. DRAWN BY: Kgs DATE: 2/9/07

SUBJECT: COLUMBIA AVENUE GRADE SEPARATION

16754

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;

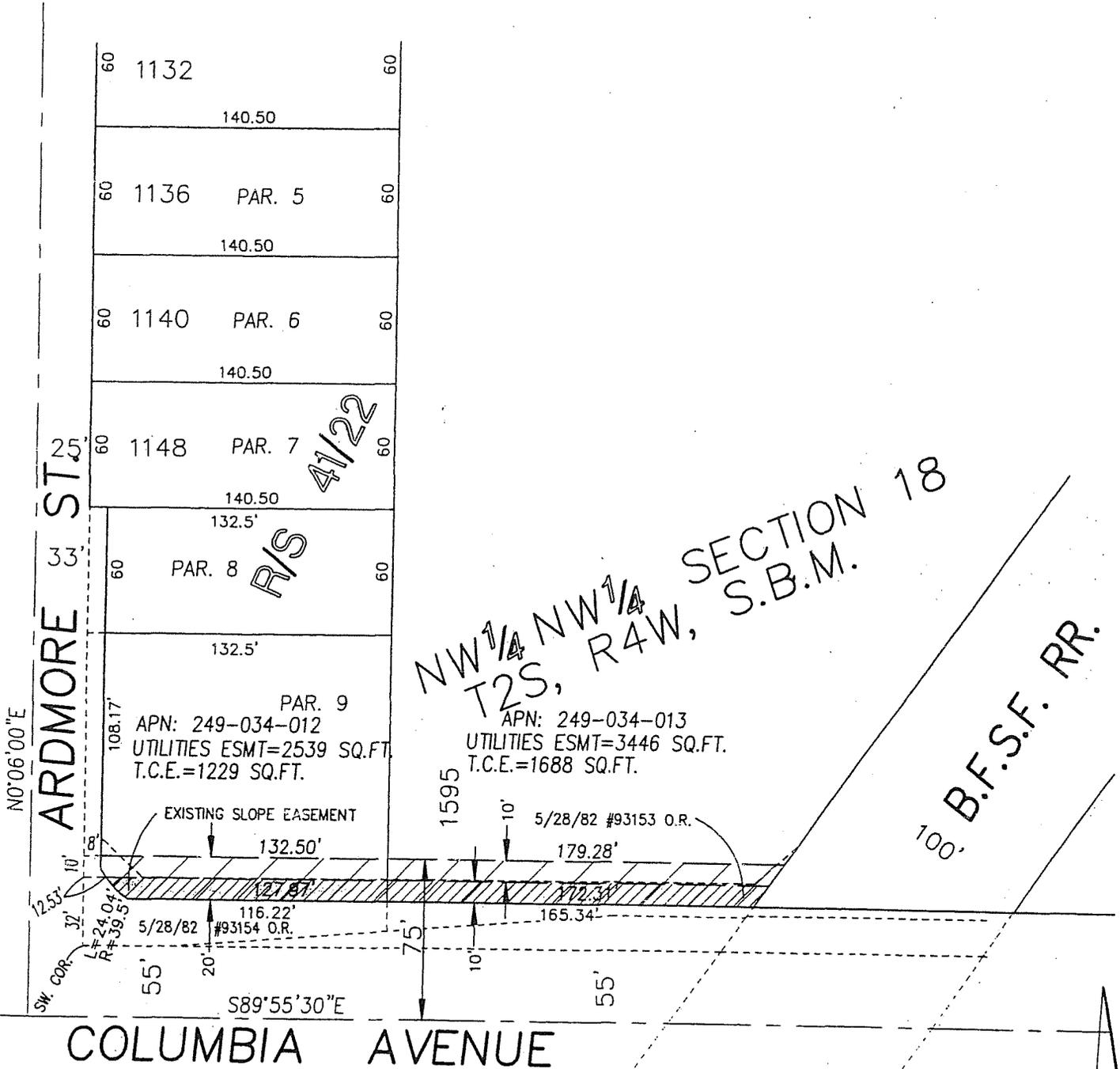
EXCEPTING THEREFROM any portion lying within that certain parcel of land described in Grant Deed to the City of Riverside by document recorded May 28, 1982, as instrument No. 93154 of Official Records of Riverside County, California.

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.

NOT A PART OF THE RECORDED DOCUMENT

● 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

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 12/14/06

SUBJECT: COLUMBIA AVENUE GRADE SEPARATION 16754

A.P.N. 249-034-013  
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:

A strip of land 20.00 feet in width, lying within a portion of the Northwest Quarter of the Northwest Quarter of Section 18, Township 2, South, Range 4 West, San Bernardino Meridian, the northerly line of said strip of land being described as follows:

COMMENCING at the southwesterly corner of Parcel 9 of Record of Survey on file in Book 41, Page 22 of Record of Surveys, records of Riverside County, California;

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;

THENCE South 89°55'30" East, along said parallel line, a distance of 140.50 feet to the easterly line of Parcel 9 of said Record of Survey and the POINT OF BEGINNING of this line description;

THENCE South 89°55'30" East, continuing along said parallel line, a distance of 179.28 feet, more or less, to the northwesterly line of the Burlington Northern Santa Fe Railroad right-of-way (formerly A.T.S.F. RR.) as shown by said Record of Survey and END of this line description;

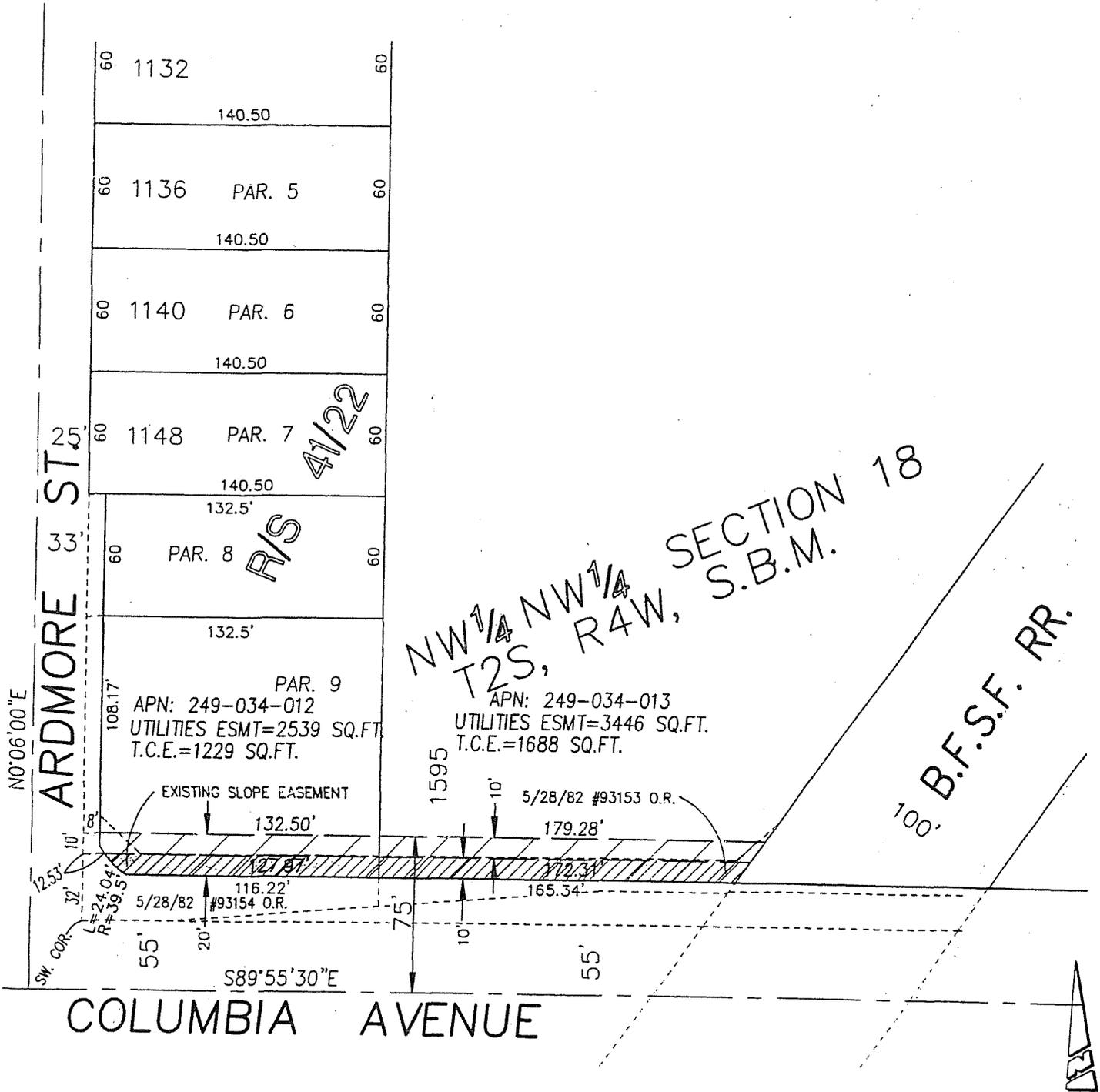
The sidelines of said strip of land 20.00 feet in width shall be lengthened or shortened to terminate in said easterly line of Parcel 9 and lengthened or shortened to terminate in said northwesterly line of the Burlington Northern Santa Fe Railroad right-of-way.

Area - 3446 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





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

100' B.F.S.F. RR.

NOT A PART OF THE RECORDED DOCUMENT

● 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

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 12/14/06

SUBJECT: COLUMBIA AVENUE GRADE SEPARATION 16754

Columbia Avenue Grade Separation  
A.P.N.: 249-040-005  
Public Street Easement

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

That portion of the North Half of the Northwest Quarter of Section 18, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

The northerly 5.00 feet of the southerly 27.00 feet of Parcel No. 1 of Record of Survey on file in Book 21, Page 30 of Record of Surveys, records of Riverside County, California;

EXCEPTING THEREFROM that portion of said Parcel No. 1, lying easterly of the following described line:

COMMENCING at the intersection of the northwesterly line of said Parcel No. 1, with the northerly line of the southerly 22.00 feet of said Parcel No. 1;

THENCE South  $89^{\circ}55'30''$  East, along said northerly line of the southerly 22.00 feet of Parcel No. 1, a distance of 230.00 feet to the POINT OF BEGINNING of this line description;

THENCE North  $0^{\circ}04'30''$  East, at right angle to said northerly line, a distance of 5.00 feet to the northerly line of said southerly 27.00 feet of Parcel No. 1, and the END of this line description.

Area - 1141 square feet.

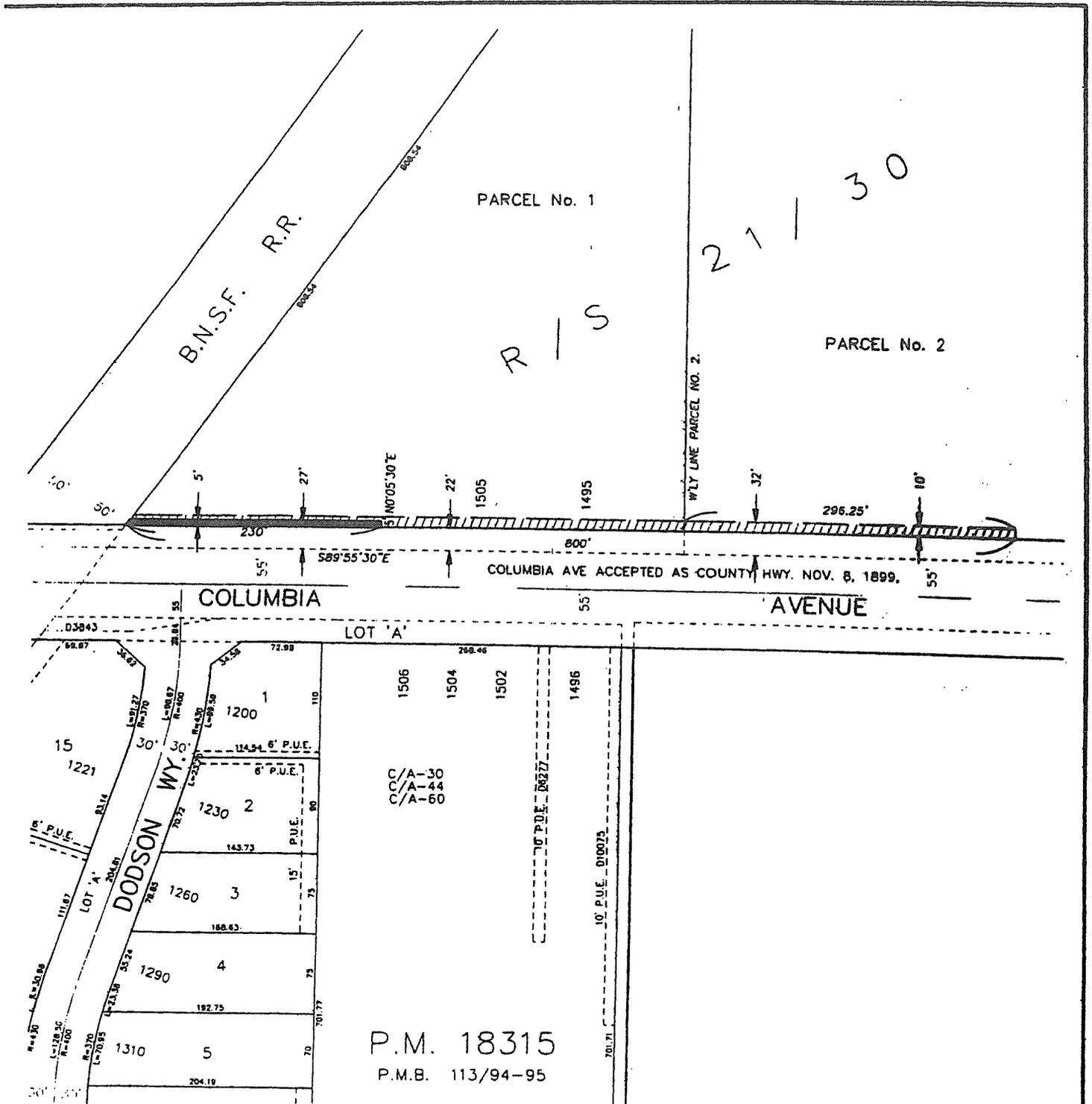
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 10/19/06 Date Prep. 169  
Mark S. Brown, L.S. 5655  
License Expires 9/30/07



2012-0004832  
01/05/2012 02:35P  
16 of 20

16754



NOT A PART OF THE RECORDED DOCUMENT

• CITY OF RIVERSIDE, CALIFORNIA • 11-38

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

SCAIF: N.T.S. | DRAWN BY: Kqs DATE: 10/18/06 | SUBJECT: COLUMBIA AVENUE GRADE SEPARATION

#12  
10754

Columbia Avenue Grade Separation  
A.P.N. 249-040-005  
Temporary Construction Easement

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

That portion of the North Half of the Northwest Quarter of Section 18, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

The northerly 10.00 feet of the southerly 32.00 feet of Parcel No. 1 and the northerly 10.00 feet of the southerly 32.00 feet of the westerly 296.25 feet of Parcel No. 2, all of Record of Survey on file in Book 21, Page 30 of Record of Surveys, records of Riverside County, California;

EXCEPTING THEREFROM that portion of said Parcel No. 1, described as follows:

BEGINNING at the intersection of the northwesterly line of said Parcel No. 1, with the northerly line of the southerly 22.00 feet of said Parcel No. 1;

THENCE South  $89^{\circ}55'30''$  East, along said northerly line of the southerly 22.00 feet of Parcel No. 1, a distance of 230.00 feet;

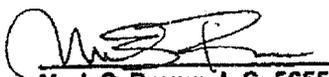
THENCE North  $0^{\circ}04'30''$  East, at right angle to said northerly line, a distance of 5.00 feet to the northerly line of the southerly 27.00 feet of Parcel No. 1;

THENCE North  $89^{\circ}55'30''$  West, along said last mentioned parallel line, a distance of 226.51 feet to said northwesterly line of Parcel No. 1;

THENCE South  $34^{\circ}58'30''$  West, along said northwesterly line, a distance of 6.10 feet to the POINT OF BEGINNING.

Area - 6824 square feet.

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

 10/19/06 Prep.   
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/07



2012-0004832  
01/05/2012 02:35P  
17 of 20

16754

Columbia Avenue Grade Separation  
A.P.N. 249-040-005  
Temporary Construction Easement

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

That portion of the North Half of the Northwest Quarter of Section 18, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

The northerly 10.00 feet of the southerly 32.00 feet of Parcel No. 1 and the northerly 10.00 feet of the southerly 32.00 feet of the westerly 296.25 feet of Parcel No. 2, all of Record of Survey on file in Book 21, Page 30 of Record of Surveys, records of Riverside County, California;

EXCEPTING THEREFROM that portion of said Parcel No. 1, described as follows:

BEGINNING at the intersection of the northwesterly line of said Parcel No. 1, with the northerly line of the southerly 22.00 feet of said Parcel No. 1;

THENCE South  $89^{\circ}55'30''$  East, along said northerly line of the southerly 22.00 feet of Parcel No. 1, a distance of 230.00 feet;

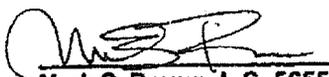
THENCE North  $0^{\circ}04'30''$  East, at right angle to said northerly line, a distance of 5.00 feet to the northerly line of the southerly 27.00 feet of Parcel No. 1;

THENCE North  $89^{\circ}55'30''$  West, along said last mentioned parallel line, a distance of 226.51 feet to said northwesterly line of Parcel No. 1;

THENCE South  $34^{\circ}58'30''$  West, along said northwesterly line, a distance of 6.10 feet to the POINT OF BEGINNING.

Area - 6824 square feet.

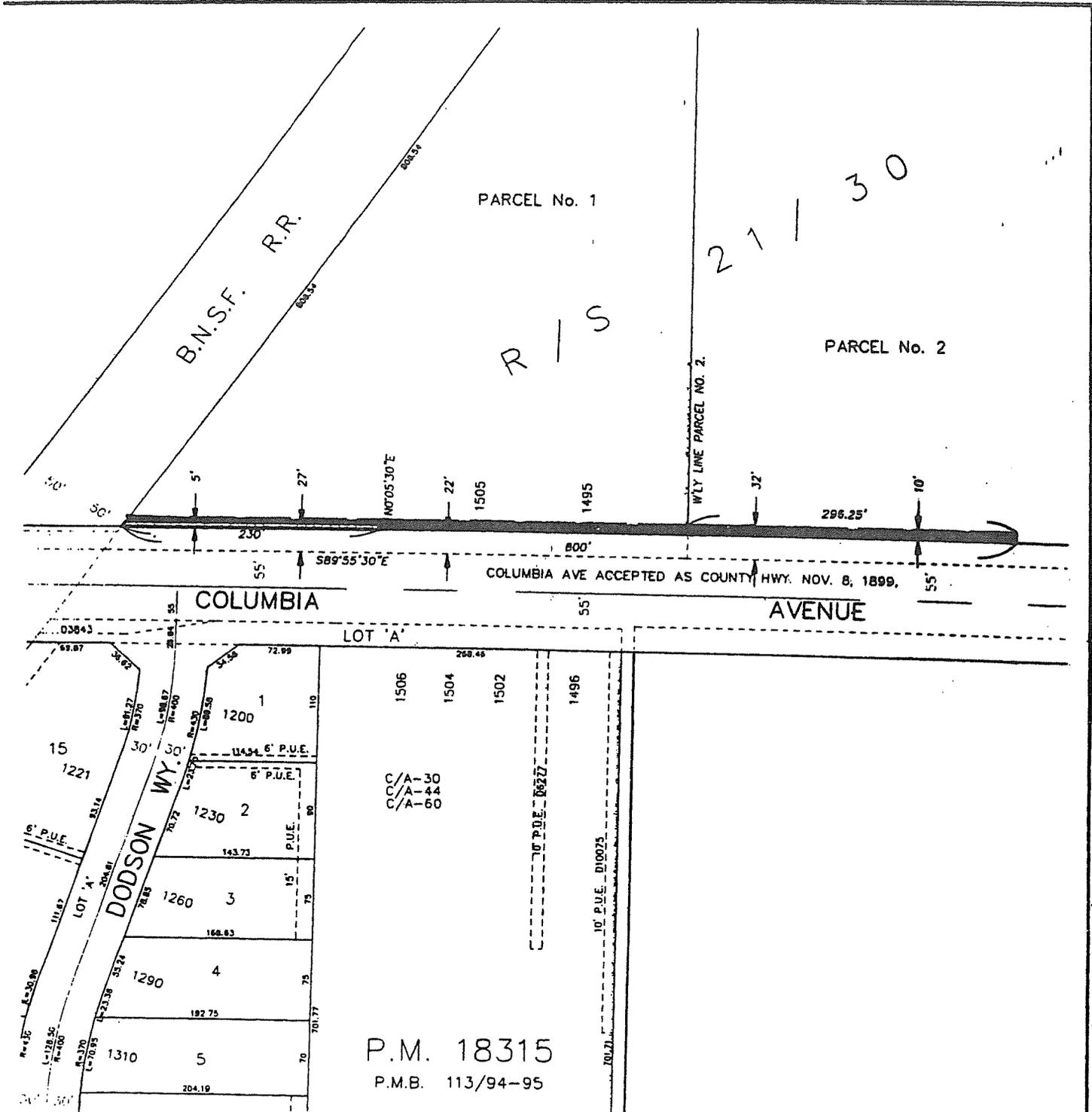
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 10/19/06 Prep.   
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/07



2012-0004832  
01/05/2012 02:35P  
17 of 20

16754



P.M. 18315  
P.M.B. 113/94-95

NOT A PART OF THE RECORDED DOCUMENT

• CITY OF RIVERSIDE, CALIFORNIA • 11-39

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

DRAWN BY: KAS DATE: 10/18/06

SUBJECT: COLUMBIA AVENUE GRADE SEPARATION

#12  
16754

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  $89^{\circ}45'20''$  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  $51^{\circ}29'46''$  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  $86^{\circ}52'15''$  West;

THENCE southerly to the right along said curve through a central angle of  $1^{\circ}26'33''$  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;

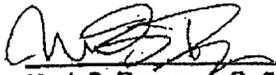
THENCE North  $51^{\circ}29'46''$  East, along said parallel line, a distance of 31.07 feet to a line that is parallel with and distant 13.00 feet southerly, as measured at right angles, from said northerly line of Lot 1;

THENCE South  $89^{\circ}45'20''$  East, along said last mentioned parallel line, a distance of 76.50 feet to the easterly line of said Lot 1;

THENCE North  $0^{\circ}11'00''$  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 Prep. Kop  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/07



2012-0004032  
01/05/2012 08:13:57  
18 of 28





A.P.N. 249-160-001  
Temporary Construction 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:

COMMENCING at the northeast corner of said Lot 1;

THENCE South  $0^{\circ}11'00''$  East, along the easterly line of said Lot 1, a distance of 13.00 feet to a line that is parallel with and distant 13.00 feet southerly, as measured at right angles, from the northerly line of said Lot 1;

THENCE North  $89^{\circ}45'20''$  West, along said parallel line, a distance of 76.50 feet;

THENCE South  $51^{\circ}29'46''$  West, a distance of 7.99 feet;

THENCE South  $89^{\circ}45'20''$  East, a distance of 82.77 feet to said easterly line of Lot 1;

THENCE North  $0^{\circ}11'00''$  West, along said easterly line, a distance of 5.00 feet to the POINT OF BEGINNING,

Area - 398 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. Kop  
Mark S. Brown, L.S. 5655  
License Expires 9/30/07



CHAMPION TCE.DOC



2012-0004032  
01/05/2012 02:35P  
19 of 20

16754

