

CF0057B UNDERGROUND

AFTER RECORDING, RETURN TO:

PACIFIC BELL TELEPHONE COMPANY
RIGHT OF WAY OFFICE
1265 VAN BUREN ST., ROOM 180
ANAHEIM, CA 92807

NO COMPENSATION

NO CONSIDERATION

DOCUMENT TRANSFER TAX \$0

Signature of declarant or agent determining

tax

Leanne Boston

Agent

DOC # 2011-0486526

11/02/2011 03:13P Fee:42.00

Page 1 of 10

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			10						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
Not for benefit of city					T:	CTY	UNI	<i>DB</i>	

Exchange:

APN: POR. 225-051-028, 228-042-023,
225-131-012, 014 & 015, 225-133-011

42

TR E 1/2 NW 1/4
Job# 534 T29R5W

Page 1 of 10

DX- 1602

C
508

GRANT OF EASEMENT

The undersigned Grantor(s), hereby grant(s) to PACIFIC BELL TELEPHONE COMPANY, a California corporation dba AT&T California, its associated and affiliated companies, its and their successors, assigns, lessees and agents, hereinafter referred to as "Grantee(s)," an easement to construct, reconstruct and maintain (place, operate, inspect, repair, replace and remove) such underground communication facilities as Grantee(s) may from time to time require (including ingress thereto and egress therefrom) consisting of wires, cables, conduits, pipes, manholes, handholes, service boxes, aboveground markers, risers, service pedestals, underground and aboveground switches, fuses, terminals, terminal equipment cabinets, transformers with associated concrete pads, associated electrical conductors, necessary fixtures and appurtenances necessary to any and all thereof, together with the right of way therefore in, over, under and upon that certain real property in the City of Riverside of the County of Riverside, State of California, described as follows:

The above-described easement is described in Exhibit "A" and shown on Exhibit "B" both attached hereto and made a part hereof.

This legal description was prepared pursuant to Section 8730(c) of the Business and Professions Code.

Grantor(s) also grant(s) to Grantee(s) the right to trim such trees and other foliage and to cut such limbs and roots on said property as may be necessary for the protection of said facilities.

Grantor(s), his/her/their successors and assigns, shall not erect or construct any building or other structure or drill or operate any well within said easement.

Grantor(s) also grants(s) to Grantee(s) the right to cut, fill or otherwise change the grade of said property and to place such drainage and retaining structures thereon, as Grantee(s) may elect for the protection of such facilities.

Grantor(s) also grant(s) to Grantee(s) the right to receive commercial power service from the appropriate utility company serving the area, together with the right for such utility company to place its respective service facilities upon and within said easement.

Grantee(s) shall be responsible for damage caused intentionally or by any negligent act or omission of Grantee(s), its agents or employees, while exercising the rights granted herein.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

Executed this 22nd day of September, 2011.

CITY OF RIVERSIDE, a California charter city and municipal corporation

By: Deanna Lorson
Deanna Lorson, Assistant City Manager
for Scott C. Barber, Interim City Manager

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

Attest: Sherry Norton
Colleen J. Nicol, City Clerk



2011-0486526
11/02/2011 03:13P
2 of 18

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

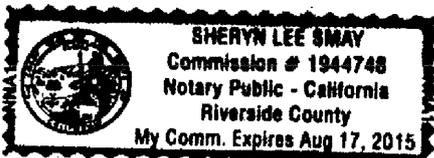
State of California

County of RIVERSIDE

On SEPTEMBER 22, 2011 before me, SHERYN LEE SMAY, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared DEANNA LORSON AND SHERRY MORTON
Name(s) of Signer(s)

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.

Signature Sheryn Smay
Signature of Notary Public

Place Notary Seal Above

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: _____

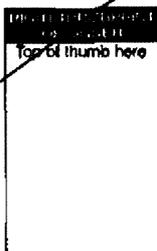
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer is Representing: _____

© 2007 National Notary Association • 8350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5907 Reorder: Call Toll-Free 1-800-876-6827

2011-0486526
11/02/2011 03:13P
3 of 10



Exhibit "A"

Legal Description

A.T. & T. Easement
POR. A.P.N's. 225-051-028, 228-042-023,
225-131-012, 014 & 015, 225-133-011

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

A strip of land 12.00 feet in width, lying within the East One-Half of the Northwest Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by United States Government Survey, and lying within Lots 38, 40 and 42 of the Nogales Tract, as shown by map on file in Book 9, Page 7 of Maps, records of Riverside County, California, the centerline of said strip of land being described as follows:

PARCEL 1

COMMENCING at the intersection of the centerline of Magnolia Avenue with the centerline of Jurupa Avenue as shown by Record of Survey on file in Book 79, Pages 95 and 96 of Maps, records of Riverside County, California;

THENCE South 28°23'30" West, along said centerline of Magnolia Avenue, a distance of 885.80 feet;

THENCE North 61°36'30" West, at right angle to said centerline of Magnolia Avenue, a distance of 35.00 feet to the POINT OF BEGINNING of this centerline description;

THENCE South 28°23'30" West, along a line parallel with said centerline of Magnolia Avenue, a distance of 281.80 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 110.00 feet;

THENCE southwesterly to the right along said curve through a central angle of 59°41'01" an arc length of 114.58 feet to a point of compound curvature with a tangent curve concaving southeasterly and having a radius of 100.00 feet;

THENCE southwesterly to the left along said last mentioned curve through a central angle of 47°58'06" an arc length of 83.72 feet;

THENCE South 40°06'26" West, along a line tangent to the end of said last mentioned curve, a distance of 47.97 feet to a point hereinafter referred to as POINT "A"; this course is hereinafter referred to as COURSE "A";

THENCE continuing South 40°06'26" West, a distance of 49.45 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 256.64 feet;



THENCE southwesterly to the left along said last mentioned curve through a central angle of 10°48'00" an arc length of 48.37 feet to a point hereinafter referred to as POINT "B"; this course is hereinafter referred to as COURSE "B";

THENCE continuing southwesterly to the left along said last mentioned curve through a central angle of 6°38'49" an arc length of 29.77 feet;

THENCE South 22°39'37" West, along a line tangent to the end of said last mentioned curve, a distance of 140.04 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 224.31 feet;

THENCE southwesterly to the left along said last mentioned curve through a central angle of 8°12'27" an arc length of 32.13 feet;

THENCE South 14°27'10" West, along a line tangent to the end of said last mentioned curve, a distance of 133.82 feet to the beginning of a tangent curve concaving easterly and having a radius of 100.00 feet;

THENCE southerly to the left along said last mentioned curve through a central angle of 40°28'31" an arc length of 70.64 feet to a point of reverse curvature with a tangent curve concaving westerly and having a radius of 50.00 feet;

THENCE southerly to the right along said last mentioned curve through a central angle of 45°47'49" an arc length of 39.97 feet;

THENCE South 19°46'26" West, along a line tangent to the end of said last mentioned curve, a distance of 77.76 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 100.00 feet;

THENCE southwesterly to the right along said last mentioned curve through a central angle of 11°59'21" an arc length of 20.92 feet to a point of reverse curvature with a tangent curve concaving southeasterly and having a radius of 100.00 feet;

THENCE southwesterly to the left along said last mentioned curve through a central angle of 10°04'15" an arc length of 17.58 feet;

THENCE South 22°19'16" West, a distance of 12.00 feet to the beginning of a non-tangent curve concaving northwesterly, having a radius of 547.00 feet and to which the radius bears North 67°03'01" West;

THENCE southwesterly to the right along said last mentioned curve through a central angle of 1°14'07" an arc length of 11.79 feet to a point of reverse curvature with a tangent curve concaving southeasterly and having a radius of 100.00 feet;

THENCE southwesterly to the left along said last mentioned curve through a central angle of 9°33'26" an arc length of 16.68 feet to a point of reverse curvature with a tangent curve concaving northwesterly and having a radius of 100.00 feet;

2011-0486526
11/02/2011 03:13P
5 of 10



THENCE southwesterly to the right along said last mentioned curve through a central angle of 13°45'51" an arc length of 24.02 feet;

THENCE South 28°23'30" West, along a line tangent to the end of said last mentioned curve, a distance of 17.38 feet to a point hereinafter referred to as POINT "C"; this course is hereinafter referred to as COURSE "C";

THENCE continuing South 28°23'30" West, a distance of 91.17 feet to the END of this centerline description;

EXCEPTING THEREFROM that portion lying with the Union Pacific Railroad right-of-way;

ALSO EXCEPTING THEREFROM that portion lying within that certain parcel of land described in Grant Deed in favor of the City of Riverside by document recorded March 13, 1924, in Book 602, Page 364, et seq., of Deeds records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion lying within Magnolia Avenue, as described in documents recorded May 9, 1910, in Book 299, Page 341, et seq., of Deeds, and March 7, 1911, in Book 329, Page 190, et seq., of Deeds, and April 11, 1911, in Book 329, Page 202, et seq., of Deeds, and May 1, 1911, in Book 329, Page 205, et seq., of Deeds, all records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion lying within Merrill Avenue (formerly New York Avenue), described as Parcel No. 1, in Grant Deed in favor of the City of Riverside by document recorded January 4, 1929, in Book 722, Page 318, et seq., of Deeds, and by Easement in favor of the City of Riverside by document recorded in Book 1137, Page 161, et seq., of Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion lying within Magnolia Avenue and lying within Merrill Avenue, as shown on Sheet 2 of 2 Sheets of Record of Survey on file in Book 79, Pages 95 and 96 of Record of Surveys, records of Riverside County, California.

PARCEL 2

A strip of land 12.00 feet in width, lying within the East One-Half of the Northwest Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by United States Government Survey, the centerline of said strip of land being described as follows:

BEGINNING at POINT "A" hereinabove described; said point being the beginning of a curve having a radius of 12.50 feet and being tangent to said COURSE "A" hereinabove described;

THENCE northeasterly to the left along said curve through a central angle of 90°00'00" an arc length of 19.63 feet;

THENCE North 49°53'34" West, along a line tangent to the end of said curve, a distance of 12.50 feet to the END of this centerline description;



2011-0486526
11/02/2011 03:13P
6 of 18

EXCEPTING THEREFROM that portion lying within PARCEL 1, hereinabove described.

PARCEL 3

A strip of land 12.00 feet in width, lying within Lot 40 of the Nogales Tract, as shown by map on file in Book 9, Page 7 of Maps, records of Riverside County, California, the centerline of said strip of land being described as follows:

BEGINNING at POINT "B" hereinabove described; said point being the beginning of a curve having a radius of 25.00 feet and being tangent to said COURSE "B" hereinabove described;

THENCE southwesterly to the right along said curve through a central angle of 60°10'13" an arc length of 26.25 feet;

THENCE South 89°28'38" West, along a line tangent to the end of said curve, a distance of 13.90 feet to the END of this centerline description;

EXCEPTING THEREFROM that portion lying within PARCEL 1, hereinabove described.

PARCEL 4

A strip of land 12.00 feet in width, lying within West One-Half of the Southeast Quarter of the Northwest Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by United States Government Survey, the centerline of said strip of land being described as follows:

BEGINNING at POINT "C" hereinabove described; said point being a point of cusp with a curve having a radius of 25.00 feet and being tangent to said COURSE "C" hereinabove described;

THENCE northeasterly to the left along said curve through a central angle of 118°18'36" an arc length of 51.62 feet;

THENCE North 89°55'06" West, along a line tangent to the end of said curve, a distance of 86.56 feet to the beginning of a tangent curve concaving northerly and having a radius of 25.00 feet;

THENCE westerly to the right along said last mentioned curve through a central angle of 79°00'37" an arc length of 34.47 feet to the westerly line of that certain parcel of land described in deed to the City of Riverside by document recorded March 21, 2008, per Document No. 2008-0141822 of Official Records of Riverside County, California, and the END of this centerline description;

EXCEPTING THEREFROM any portion lying southerly of the southerly line of said parcel of land described in said deed;

ALSO EXCEPTING THEREFROM any portion lying within Magnolia Avenue as described in document recorded April 11, 1911, in Book 329, Page 202, et seq., of Deeds, records of Riverside County, California;

2011-0486526
11/02/2011 03:13P
7 of 10



ALSO EXCEPTING THEREFROM that portion lying within Magnolia Avenue, as shown on Sheet 2 of 2 Sheets of Record of Survey on file in Book 79, Pages 95 and 96 of Record of Surveys, records of Riverside County, California.

The sidelines of said strip of land 12.00 feet in width shall be lengthened or shortened to terminate westerly in said westerly line.

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

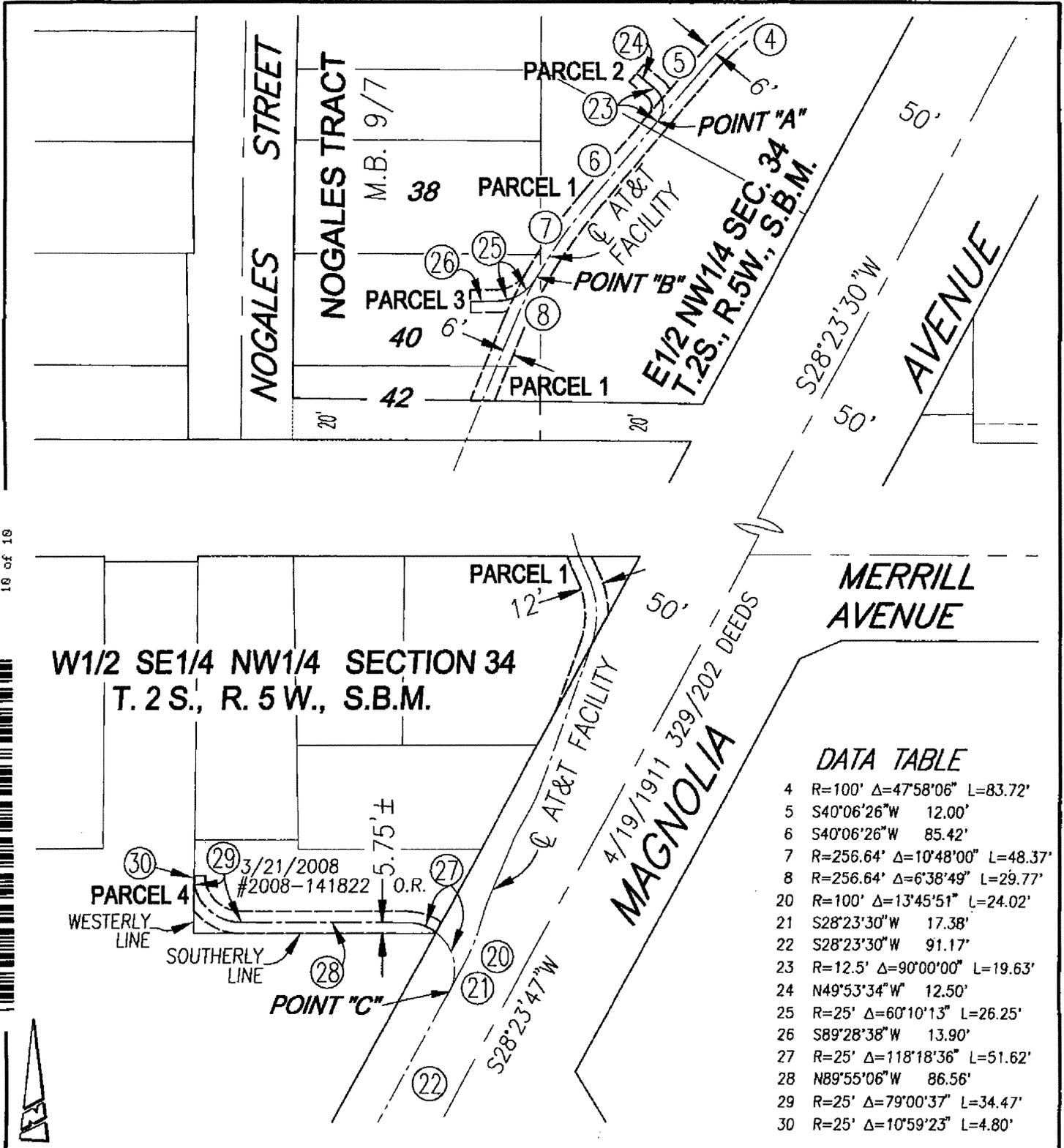
 9/13/2011 Date Prep. Kqr
Mark S. Brown, L.S. 5655
License Expires 9/30/11



Said Easement is shown on Exhibit "B" attached hereto and made a part thereof



2011-0486526
11/02/2011 03:13P
8 of 10



2011-0486526
11/02/2011 09:13P
10 of 10



DATA TABLE

4	R=100' Δ=47°58'06" L=83.72'
5	S40°06'26"W 12.00'
6	S40°06'26"W 85.42'
7	R=256.64' Δ=10°48'00" L=48.37'
8	R=256.64' Δ=6°38'49" L=29.77'
20	R=100' Δ=13°45'51" L=24.02'
21	S28°23'30"W 17.38'
22	S28°23'30"W 91.17'
23	R=12.5' Δ=90°00'00" L=19.63'
24	N49°53'34"W 12.50'
25	R=25' Δ=60°10'13" L=26.25'
26	S89°28'38"W 13.90'
27	R=25' Δ=118°18'36" L=51.62'
28	N89°55'06"W 86.56'
29	R=25' Δ=79°00'37" L=34.47'
30	R=25' Δ=10°59'23" L=4.80'

• CITY OF RIVERSIDE, CALIFORNIA •

EXHIBIT "B"

SHEET 2 OF 2

SCALE: N.T.S. DRAWN BY: Kgs DATE: 2/1/10 MAGNOLIA AVENUE UNDERPASS - AT&T ESMT.

DX1602