

Recording Requested By
CHICAGO TITLE COMPANY

When recorded mail to:

008188

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

JAN - 9 1998

FREE RECORDING

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

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$ _____

FOR RECORDER'S OFFICE USE ONLY

Project: Arlington Avenue Underpass
@ B.N.S.F. RR.
A.P.N. 225-350-037

D -

SLOPE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **TAVAGLIONE & SONS II, LLC**, a California limited liability company, 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 roadway slope purposes, and the installation of landscaping and irrigation facilities, in, on, under, through, over and along that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Those portions of the Southeast Quarter of the Southeast Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

COMMENCING at the southwest corner of said Southeast Quarter of the Southeast Quarter of Section 34; said corner being on the centerline of Arlington Avenue;

THENCE North 89° 46' East, along the south line of said Section 34 and along said centerline of Arlington Avenue, a distance of 494.80 feet;

THENCE northerly at right angle to said south line of Section 34, a distance of 55.00 feet to the southeasterly corner of that certain parcel of land described in deed to Leonard Tavaglione, et al., as Parcel 3 by Grant Deed recorded March 2, 1959, in Book 2423, Page 404, et seq., of Official Records of

6056201-122

Riverside County, California, and the **POINT OF BEGINNING** of the parcel of land being described;

THENCE North 89° 46' East, along a line parallel with and distant 55.00 feet northerly, as measured at right angles, from said south line of Section 34, a distance of 125.00 feet to a line parallel with and distant 125.00 feet easterly, as measured at right angles, from the easterly line of said Parcel 3;

THENCE North 0° 14' West, along said last mentioned parallel line, a distance of 8.96 to a line parallel with and distant 63.96 feet northerly, as measured at right angles, from said south line of Section 34;

THENCE South 89° 46' West, along said last mentioned parallel line, a distance of 83.37 feet;

THENCE North 0° 14' West, a distance of 6.04 feet to a line parallel with and distant 70.00 feet northerly, as measured at right angles, from said south line of Section 34;

THENCE North 89° 46' East, along said last mentioned parallel line, a distance of 83.37 feet to said line parallel with and distant 125.00 feet northerly from said easterly line of Parcel 3;

THENCE North 0° 14' West, along said last mentioned parallel line, a distance of 2.79 feet;

THENCE North 84° 57' 29" West, a distance of 24.00 feet to a line parallel with and distant 75.00 feet northerly, as measured at right angles, from said south line of Section 34;

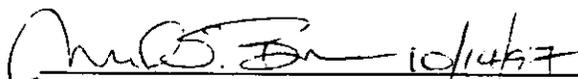
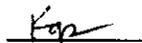
THENCE South 89° 46' West, along said last mentioned parallel line, a distance of 59.46 feet;

THENCE South 81° 28' 46" West, a distance of 42.07 feet to said easterly line of Parcel 3;

THENCE South 0° 14' East, along said easterly line of Parcel 3, a distance of 13.94 feet to the **POINT OF BEGINNING**.

Area - 1844 square feet.

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

 10/14/97 Prep. 
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99



Said roadway slope easement is to be used for all purposes proper and convenient in the construction, reconstruction and maintenance of roadway slopes, and the installation of landscaping and irrigation facilities, including the rights of ingress and egress, the temporary deposit of tools, equipment, machinery, vehicles, materials and supplies used in the performance of said work, and for similar and related purposes by the City of Riverside, its officers, employees, agents or contractors.

Dated 10-23-97

TAVAGLIONE & SONS II, LLC, a California
limited liability company

By Louis R. Tavaglione
LOUIS R. TAVAGLIONE, Member and
Manager

GENERAL ACKNOWLEDGMENT

State of California }
County of Riverside } ss

On 10-23-97, before me Lisa M. Hjulberg
(date) (name)

a Notary Public in and for said State, personally appeared

Louis R. Tavaglione
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.

Lisa M. Hjulberg
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator

- () Individual(s)

- () Trustee(s)

- Other

Member and Manager

- () Partner(s)

- () General

- () Limited

The party(ies) executing this document is/are representing:

Tavaglione & Sons II, LLC

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 12/30/97

CITY OF RIVERSIDE

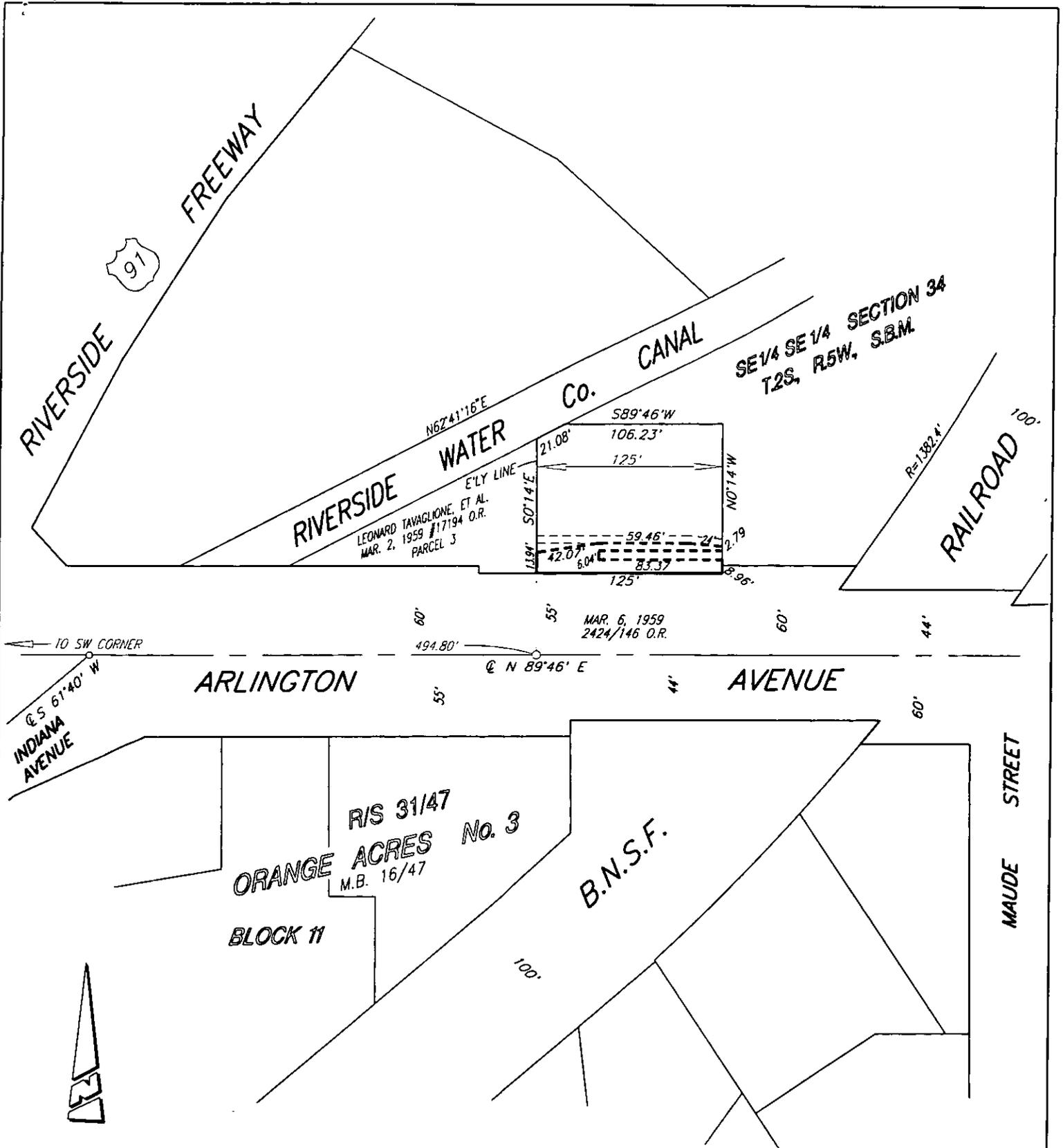
[Signature]

Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM

Carolyn Conner 1/16/98
CAROLYN CONNER
ASSISTANT CITY ATTORNEY

TAVA1.SLO



• 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

345

SCALE: N.T.S.

DRAWN BY: Kgs 10/10/97

SUBJECT: ARLINGTON AVENUE UNDERPASS - SLOPE (M)