

Recording Requested By
CHICAGO TITLE COMPANY

007645

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

When recorded mail to:

JAN - 8 1998

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

Recorded in Official Records
of Riverside County, California

Recorder 0
Fees \$ _____

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Arlington Avenue Underpass
@ B.N.S.F. RR.
A.P.N. 225-350-056

D - 111111

6056206-K22

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **TAVAGLIONE & SONS I, 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 the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of sanitary sewer and electric energy distribution facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion 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 619.80 feet to a line parallel

with and distant 125.00 feet easterly, as measured at right angles, from the southerly prolongation of the easterly line 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 Riverside County, California;

THENCE North 0° 14' West, along said parallel line, a distance of 72.79 to a line parallel with and distant 72.79 feet northerly, as measured at right angles, from said south line of Section 34, and the **POINT OF BEGINNING** of this line description;

THENCE North 89° 46' East, along said last mentioned parallel line, a distance of 94.93 feet;

THENCE North 34° 52' 19" East, a distance of 6.11 feet to a line parallel with and distant 77.79 feet northerly, as measured at right angles, from said south line of Section 34;

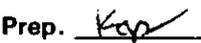
THENCE South 89° 46' West, along said last mentioned parallel line, a distance of 98.22 feet;

THENCE North 84° 57' 29" West, a distance of 0.23 of a foot to said line parallel with and distant 125.00 feet easterly from the easterly line of Parcel 3;

THENCE South 0° 14' West, along said last mentioned parallel line, a distance of 5.02 feet to the **POINT OF BEGINNING**.

Area - 483 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



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 sanitary sewer and electric energy distribution facilities.

Dated 10-23-97

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

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

GENERAL ACKNOWLEDGMENT

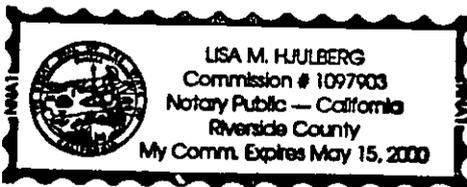
State of California }
County of Riverside } ss

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

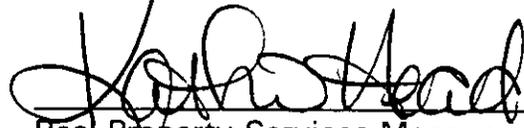
The party(~~ies~~) executing this document is/~~are~~ representing:
Tavaglione + Sons I, LLC

**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

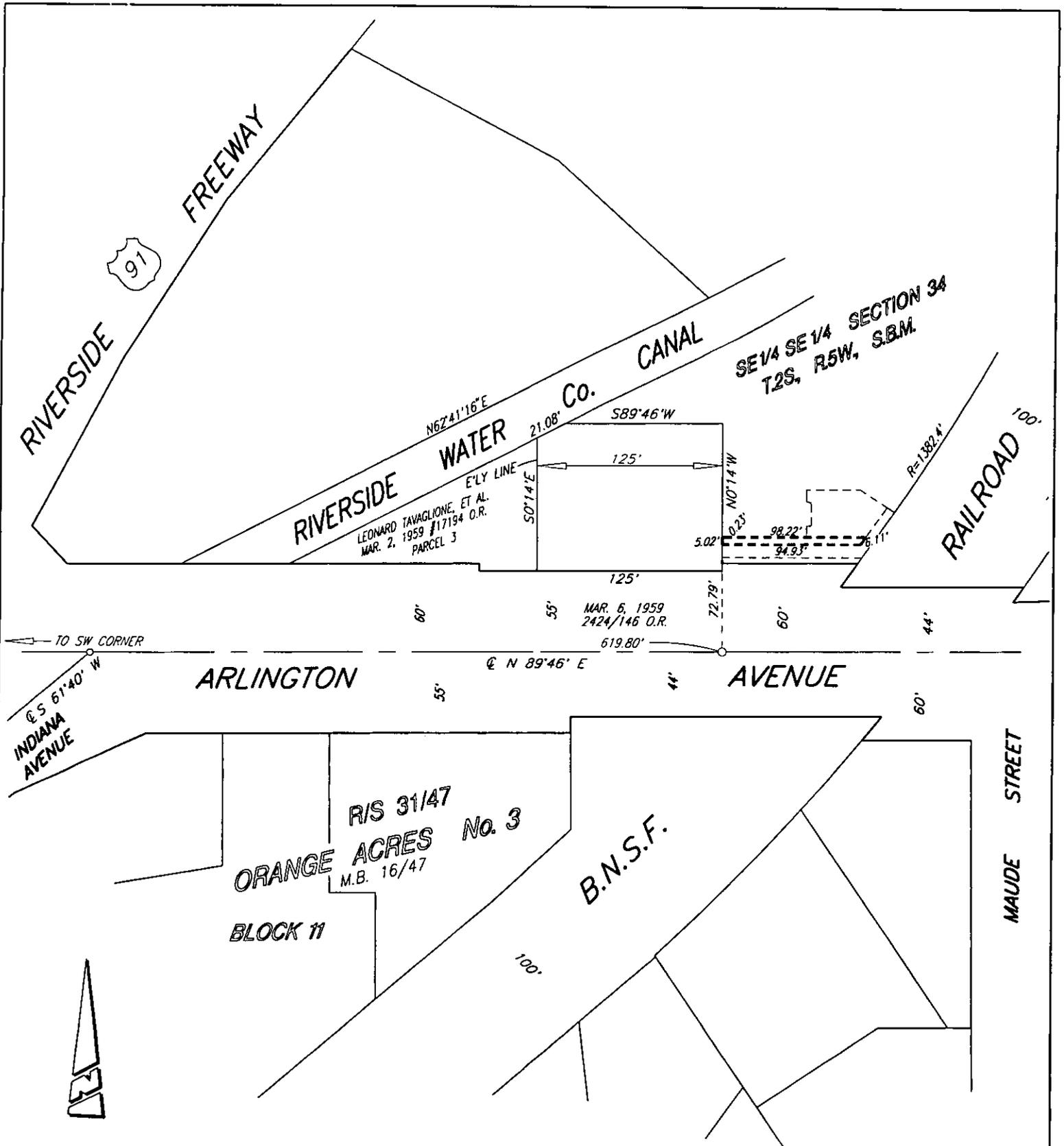
CITY OF RIVERSIDE


Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM

CAROLYN CONNER
ASSISTANT CITY ATTORNEY

TAVA2.SWR



• 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

245

SCALE: N.T.S.

DRAWN BY: Kgs 10/10/97

SUBJECT: ARLINGTON AVENUE UNDERPASS - SWR & TCE (E)