

Recording Requested By
CHICAGO TITLE COMPANY

When recorded mail to:

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

008192

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

JAN - 9 1998

Recorded in Official Records
of Riverside County, California

Recorder Ø
Fees \$ Ø

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. 225-350-037

D -

Ø
T
JR

TEMPORARY CONSTRUCTION
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, a temporary easement and right-of-way for the construction and installation of public street improvements, roadway slopes and retaining wall facilities, waterline facilities, electric energy distribution facilities, and sanitary sewer 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:

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:

PARCEL A

COMMENCING at the southwest corner of said Southeast Quarter of the

6056201-K22

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 North 0°14' West, 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 Riverside County, California; said corner is hereinafter referred to as Point "A";

THENCE North 0°14' West, along the easterly line of said Parcel 3, a distance of 78.05 feet to a line parallel with and distant 11.00 feet southeasterly, as measured at right angles, from the southeasterly line of the right-of-way of the Riverside Water Company's upper canal, and the **POINT OF BEGINNING** of the parcel of land being described;

THENCE North 62°41'16" East, along said parallel line, a distance of 48.22 feet, to a line parallel with and distant 155.00 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 13.18 feet to a line parallel with and distant 5.00 feet southeasterly, as measured at right angles, from said southeasterly line of the of the right-of-way of the Riverside Water Company's upper canal;

THENCE South 62°41'16" West, along said last mentioned parallel line, a distance of 33.42 feet to said easterly line of Parcel 3;

THENCE South 0°14' East, along said easterly line, a distance of 6.74 feet to the **POINT OF BEGINNING**.

Area - 245 square feet.

PARCEL B

A strip of land 6.00 feet in width, the southerly line of which is described as follows:

COMMENCING at Point "A" as described above;

THENCE North 0°14" West, along the easterly line of Parcel 3 as described hereinabove, a distance of 25.00 feet to a line parallel with and distant 80.00 feet northerly, as measured at right angles, from the south line of said Section 34, and **POINT OF BEGINNING** of this line description;

THENCE North 89° 46' East, along said parallel line, a distance of 101.33 feet;

THENCE South 84° 57' 29" East, a distance of 23.77 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, and the **END** of this line description; the sidelines of said strip of land shall be lengthened or shortened to terminate in said easterly line of Parcel 3 and lengthened or shortened to terminate in said line parallel with and distant 125.00 feet easterly from the easterly line of Parcel 3.

Area - 751 square feet.

PARCEL C

COMMENCING at Point "A" as described above;

THENCE North 0° 14" West, along the easterly line of Parcel 3 as described hereinabove, a distance of 13.94 feet to the **POINT OF BEGINNING** of the parcel of land being described;



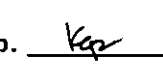
THENCE North 0° 14" West, continuing along said easterly line of Parcel 3, a distance of 6.06 feet to a line parallel with and distant 75.00 feet northerly, as measured at right angles, from said south line of Section 34;

THENCE North 89° 46' East, along said parallel line, a distance of 41.63 feet;

THENCE South 81° 28' 46" West, a distance of 42.07 feet to the **POINT OF BEGINNING**.

Area - 126 square feet.

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

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



Said temporary construction easement is to be used for all purposes proper and convenient in the construction and installation of public street improvements, roadway slopes and retaining wall facilities, waterline facilities, electric energy distribution facilities, and for sanitary sewer 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.

Upon completion of construction, the City of Riverside shall remove all debris, waste or excess material, brush or other matter or material deposited or placed upon the land, and with the exception of vegetation, return the surface as near as possible to its condition before construction.

This construction easement shall terminate upon completion and acceptance of the work of constructing the of public street improvements, roadway slopes and retaining wall facilities, waterline facilities, electric energy distribution facilities, and for sanitary sewer facilities.

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

APPROVED AS TO FORM

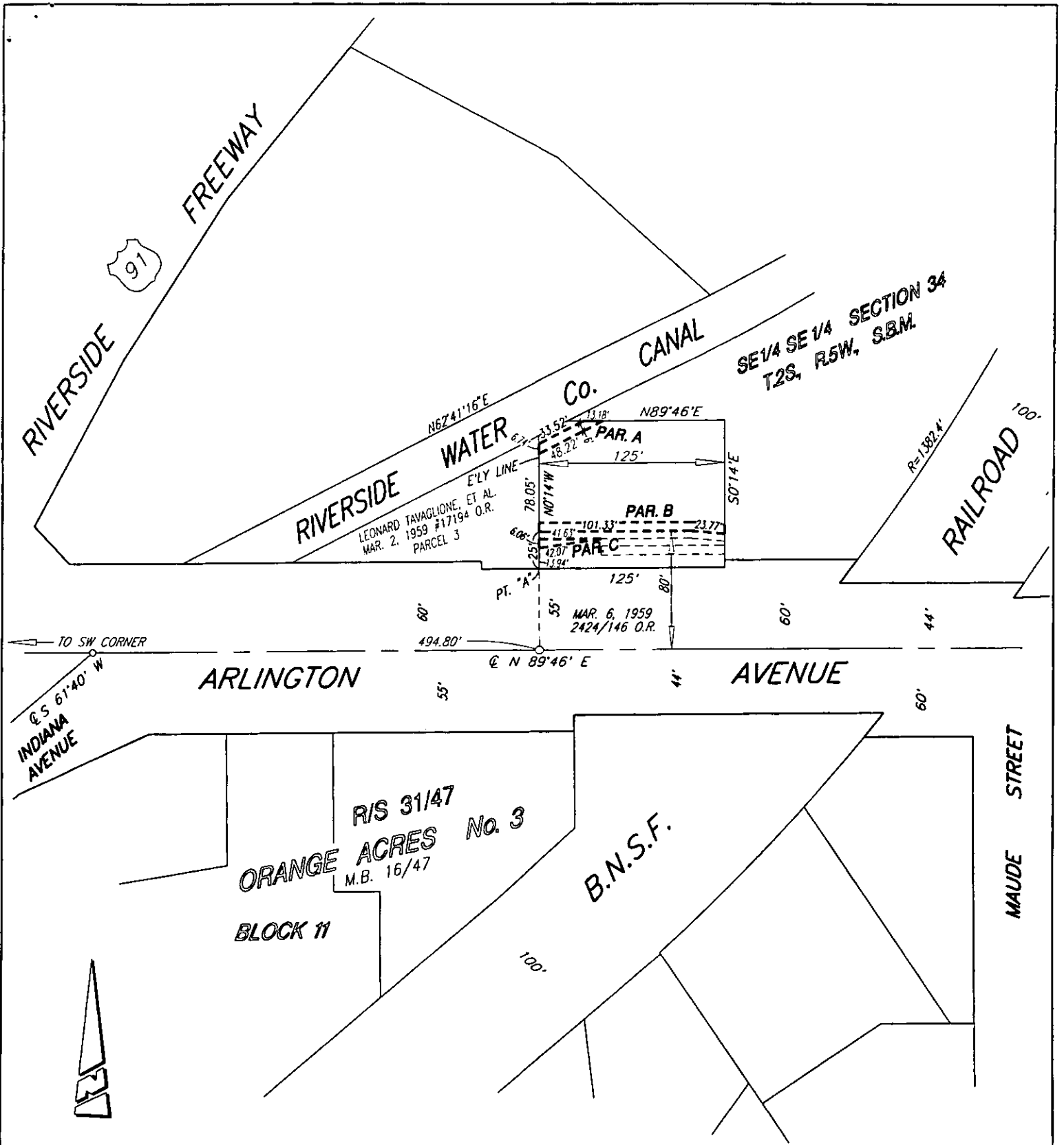
Carolyn Confer 11/6/98
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

TAVA1.TCE

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager
of the City of Riverside



• 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

54-3
54-5

SCALE: N.T.S.

DRAWN BY: Kgs 10/22/97

SUBJECT: ARLINGTON AVENUE UNDERPASS - T.C.E. (M)