

Recording Requested By
CHICAGO TITLE COMPANY

007646



When recorded mail to:

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

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

JAN - 8 1998

Recorded in Official Records
of Riverside County, California
Recorder

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 - _____

TEMPORARY CONSTRUCTION
EASEMENT

6056206 -K222

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, a temporary easement and right-of-way for the construction and installation of roadway slopes and retaining wall 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:

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 $89^{\circ}46'$ 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 $0^{\circ}14'$ West, along said parallel line, a distance of 60.00 to a line parallel with and distant 60.00 feet northerly, as measured at right angles, from said south line of Section 34;

THENCE North $89^{\circ}46'$ East, along said last mentioned parallel line, a distance of 91.82 feet to a point in the westerly line of the Burlington Northerly Santa Fe Railroad right-of-way; said point being in a curve concave northwesterly, having a radius of 1382.4 feet and from which the radius bears North $53^{\circ}58'58''$ West;

THENCE northeasterly to the left along said curve through a central angle of $1^{\circ}47'36''$ an arc length of 43.27 feet;

THENCE North $56^{\circ}24'26''$ West, a distance of 5.00 feet to the **POINT OF BEGINNING** of the parcel of land being described;

THENCE South $34^{\circ}52'19''$ West, a distance of 24.79 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 $89^{\circ}46'$ West, along said last mentioned parallel line, a distance of 39.49 feet;

THENCE North $0^{\circ}00'21''$ East, a distance of 7.53 feet;

THENCE South $89^{\circ}59'40''$ East, a distance of 3.08 feet;

THENCE North $0^{\circ}00'21''$ East, a distance of 15.67 feet;

THENCE North $70^{\circ}22'04''$ West, a distance of 3.30 feet;

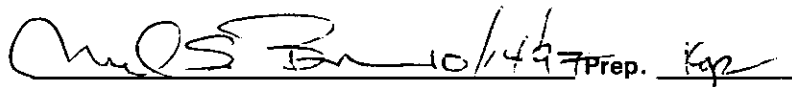
THENCE North $0^{\circ}00'21''$ East, a distance of 7.85 feet;

THENCE North 89° 46' East, a distance of 35.91 feet;

THENCE South 56° 24' 36" East, a distance of 21.34 feet to the POINT OF BEGINNING.

Area - 1427 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. Ksp

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

Date



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

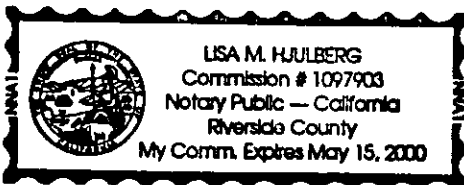
State of California
County of Riverside } ss

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

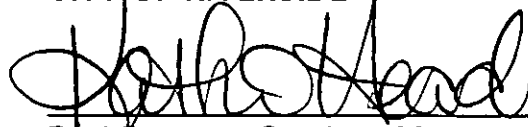
The party(ies) executing this document is/~~are~~ representing:
Tavaglione & Sons I, LLC

**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



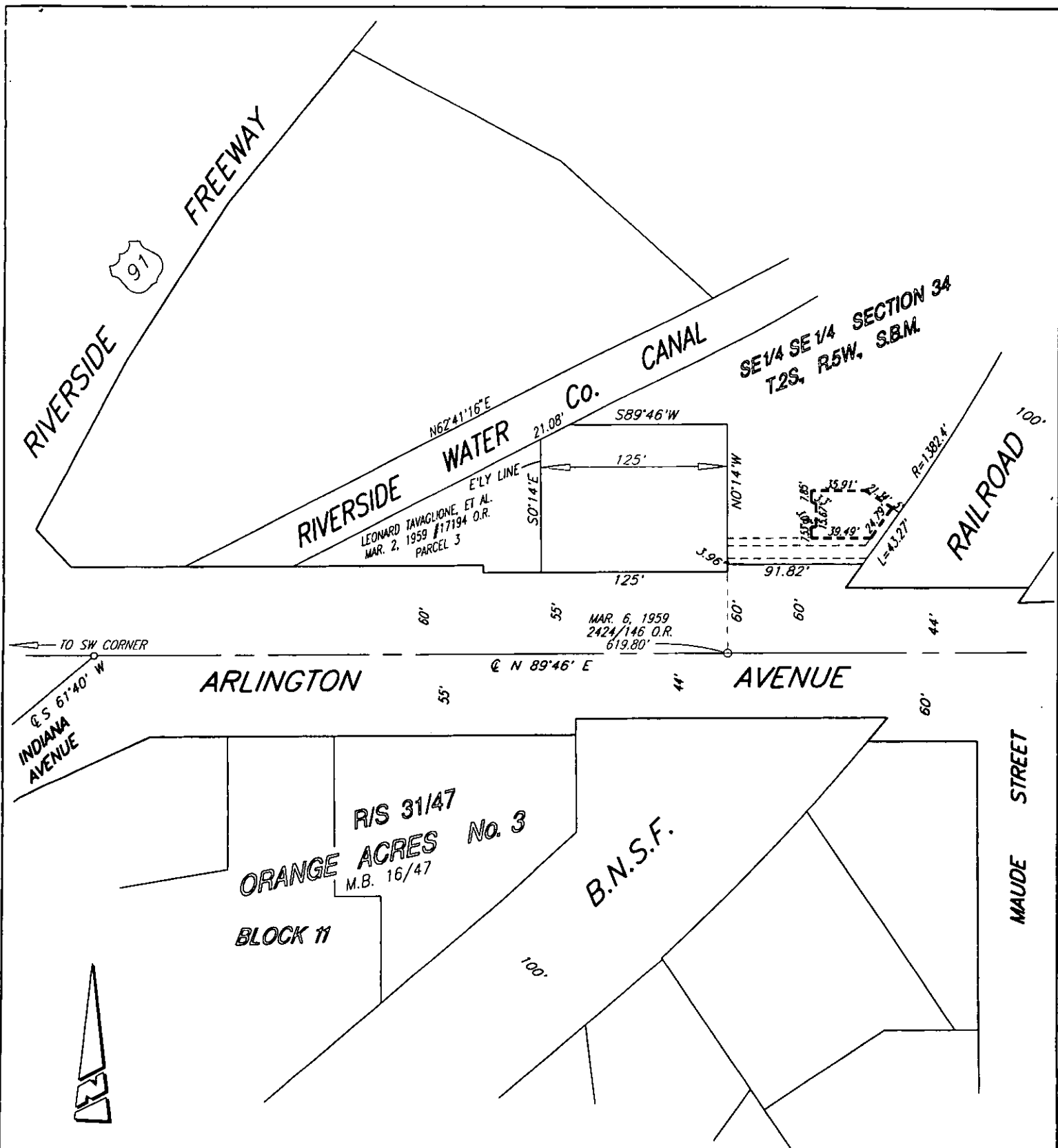
Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM

Carolyn Conner 1/6/98

CAROLYN CONNER
ASSISTANT CITY ATTORNEY

TAVA2.TCE



• 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 10/11/97

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