

RECEIVED FOR RECORD
AT 8:00AM

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

APR 14 1998

Recorded in Official Records
of Riverside County, California

Recorder *[Signature]*

Fees \$ *[Signature]*

FREE RECORDING (Gov't Code 6103)
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without fee

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AGREEMENT AND GRANT OF EASEMENT

SLOPE AND LANDSCAPE

Agency: Department of Education

Project: California School For The Deaf,
Riverside

File: TR96 065-E (II)

THIS AGREEMENT AND GRANT OF EASEMENT is made and entered into by and between the STATE OF CALIFORNIA, acting by and through its DIRECTOR OF THE DEPARTMENT OF GENERAL SERVICES, hereinafter called State, and the CITY OF RIVERSIDE, a municipal corporation, hereinafter called Grantee.

State, pursuant to the provisions of Section 14666 of the Government Code of the State of California, and in consideration of the sum of \$48,600, receipt of which is hereby acknowledged, hereby grants unto Grantee, its successors and assigns forever, an easement to grade, cut, till, slope and maintain public roadway slopes, to install, maintain and replace landscaping, and to construct, alter, use, maintain, repair and replace irrigation facilities deemed necessary therefor by Grantee over, on, under and across that certain real property situated in the City of Riverside, County of Riverside, State of California, as described in the attached Exhibit "A", consisting of one page, and by this reference made a part hereof.

THE PROVISIONS ON THE REVERSE SIDE HEREOF CONSTITUTE A PART OF THIS AGREEMENT

Dated 4-10-98

GRANTEE: CITY OF RIVERSIDE, a municipal corporation

STATE OF CALIFORNIA
Department of General Services

By *[Signature]*

APPROVED: Department of Education

By *[Signature]*

By *[Signature]*
Real Property Services Mgr

By _____

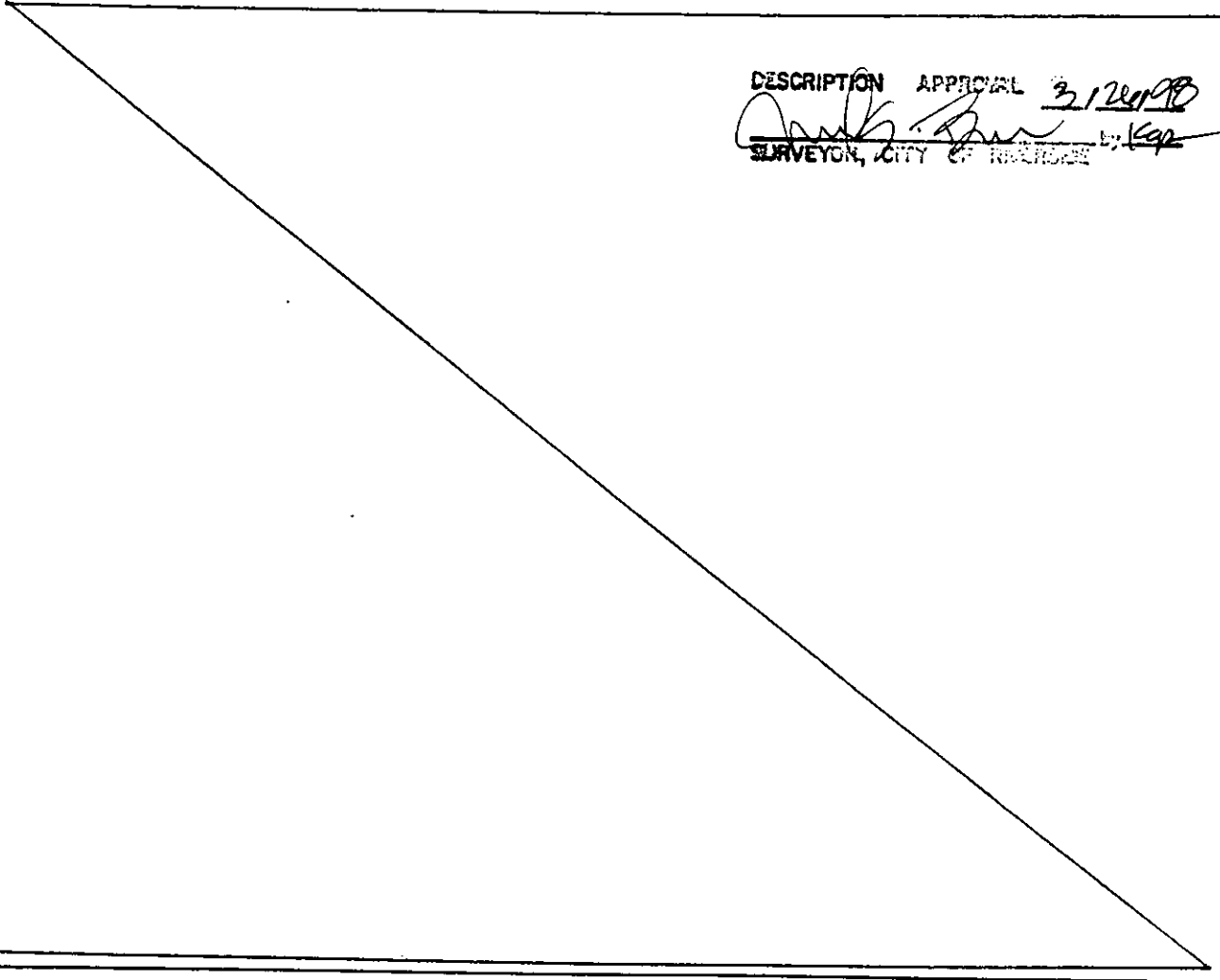
APPROVED AS TO FORM

[Signature] 3/30/98

CAROLYN CONFER
ASSISTANT CITY ATTORNEY

EXHIBIT "A"

All that certain real property located in the City of Riverside, County of Riverside, State of California and being all that portion of Lot 1 in Block 77 of Arlington Heights, as shown by map on file in Book 11, Pages 20 and 21 of Maps, Records of San Bernardino County, California, described as follows: COMMENCING at the northwesterly corner of said Lot 1; THENCE North 89°46'00" East, along the northerly line of said Lot 1, a distance of 401.45 feet; THENCE South 0°14'00" East, a distance of 0.50 of a foot; THENCE South 85°40'53" West, a distance of 14.43 feet to the TRUE POINT OF BEGINNING of the parcel of land being described; THENCE continuing South 85°40'53" West, a distance of 178.57 feet to a line parallel with and distant 54.25 feet southerly, as measured at right angles, from the centerline of Arlington Avenue; THENCE South 89°46' West, along said parallel line, a distance of 105.00 feet; THENCE South 52°28'06" West, a distance of 50.28 feet; THENCE South 15°11'08" West, a distance of 210.96 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 563.86 feet; THENCE southwesterly to the left along said curve through a central angle of 3°04'12" an arc length of 30.21 feet to the westerly line of said Lot 1; THENCE South 0°21'30" East, along said westerly line, a distance of 30.67 feet; THENCE North 21°17'09" East, a distance of 285.33 feet; THENCE North 82°24'30" East, a distance of 187.69 feet; THENCE North 83°21'23" East, a distance of 92.21 feet; THENCE North 29°56'16" East, a distance of 7.84 feet to said TRUE POINT OF BEGINNING.



DESCRIPTION APPROVAL 3/26/98
[Signature]
 SURVEYOR, CITY OF RIVERSIDE *[Signature]*

State of California

} SS.

County of Sacramento

On April 10, 1998 before me, Janet L. Fowler, personally appeared

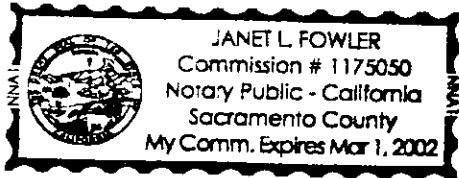
(DATE)

F. Warren Caldwell

SIGNER

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.

Janet L. Fowler
NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR(S)
- OTHER: _____
- _____
- _____

DESCRIPTION OF ATTACHED DOCUMENT

Agreement and Grant of Easement
Slope and Landscape

_____ TITLE OR TYPE OF DOCUMENT

_____ NUMBER OF PAGES

_____ DATE OF DOCUMENT

_____ OTHER

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT
OF
SIGNER



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

143162

State of California

County of Riverside

On April 7, 1998 before me, Lisa M. Hjulberg

Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Kathi Head

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.

Signature of Notary Public

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: Agreement and Grant of Easement, Slope and Landscape

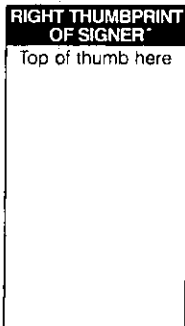
Document Date: not yet dated Number of Pages: 3

Signer(s) Other Than Named Above: State of California

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kathi Head

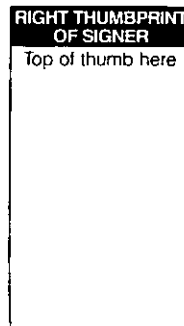
- Individual
Corporate Officer
Partner - Limited General
Attorney-in-Fact
Trustee
Guardian or Conservator
Other: Real Property Services Manager



Signer Is Representing: City of Riverside

Signer's Name:

- Individual
Corporate Officer
Partner - Limited General
Attorney-in-Fact
Trustee
Guardian or Conservator
Other:



Signer Is Representing:

ARLINGTON

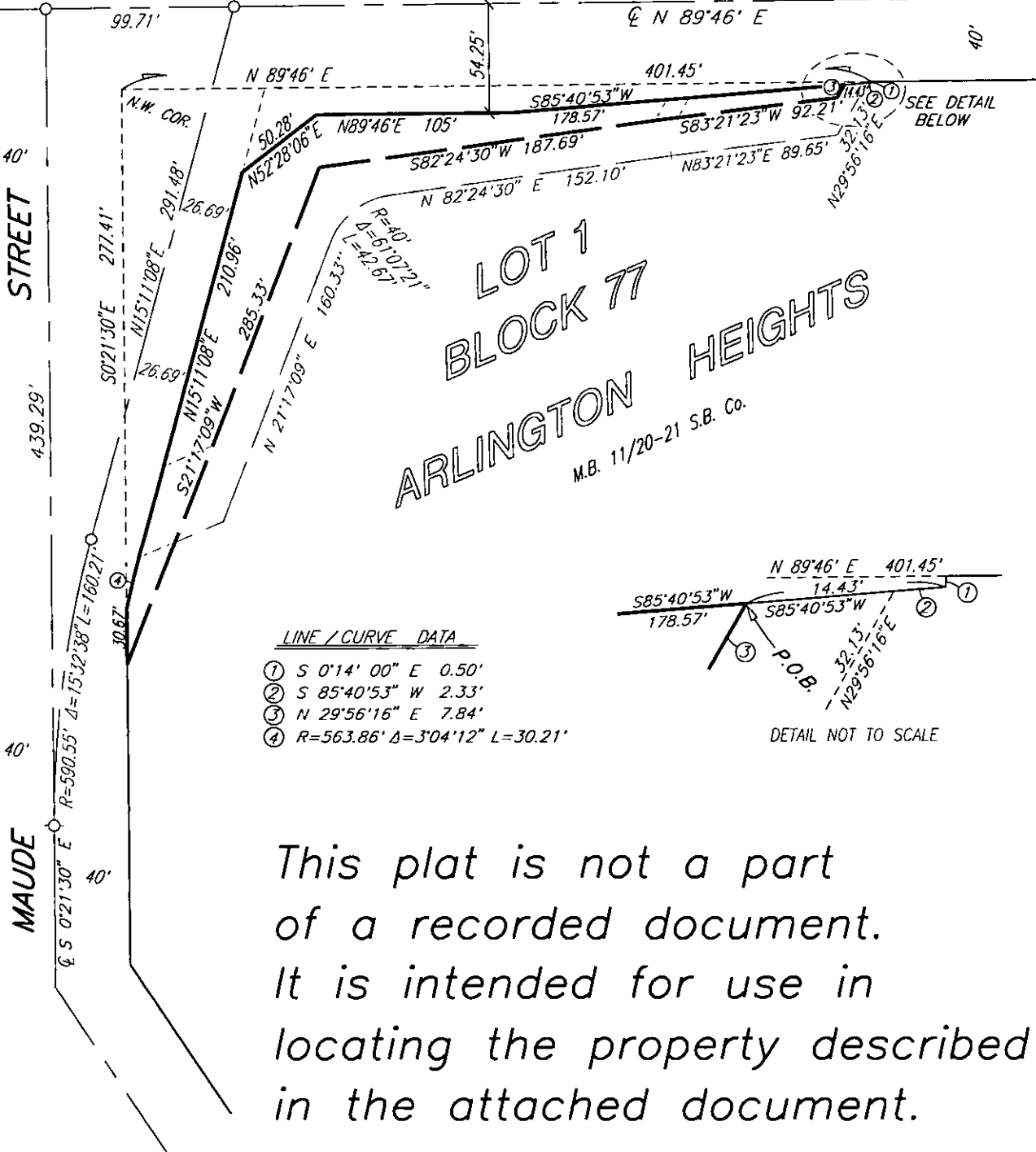
AVENUE

60'

STREET

MAUDE

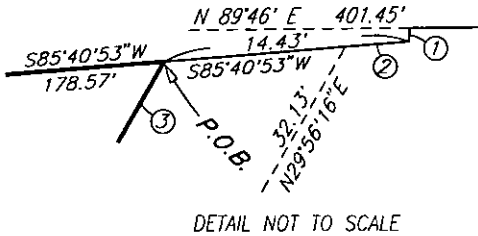
HEERS SUB. No. 5
M.B. 25/23-24



LOT 1
BLOCK 77
ARLINGTON HEIGHTS
M.B. 11/20-21 S.B. Co.

LINE / CURVE DATA

- ① S 0°14' 00" E 0.50'
- ② S 85°40'53" W 2.33'
- ③ N 29°56'16" E 7.84'
- ④ R=563.86' Δ=3°04'12" L=30.21'



DETAIL NOT TO SCALE

This plat is not a part
of a recorded document.
It is intended for use in
locating the property described
in the attached document.

• 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

54-5

SCALE: N.T.S.

DRAWN BY: Kgs 4/14/98 #143102 O.R.

SUBJECT: ARLINGTON AVENUE UNDERPASS - SLOPE ESMT.

14705