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GRANT OF EASEMENT AND RIGHT OF WAY

LLOYD N. BAXTER and AGATHA BAXTER, husband and wife,  
grant to the CITY OF RIVERSIDE, a municipal corporation, a  
permanent easement and right of way to construct, maintain,  
operate, replace, remove and renew sewer and drain lines, pipes,  
conduits, cables, wires, poles and other convenient structures  
for the operation and transmission of water, natural gas,  
electrical energy and telephone communication in and over the  
parcel of land in the City of Riverside, County of Riverside,  
State of California, described as follows:

All that portion of vacated Glenwood Drive (formerly  
Rubidoux Boulevard) of Rubidoux Heights, as shown on  
map on file in Book 7 of Maps, at page 30 thereof,  
Records of San Bernardino County, California, described  
as follows:

Beginning at the most southerly corner of that  
parcel of land conveyed to Lloyd Baxter by deed filed  
for record June 29, 1954, as Instrument No. 32545,  
Records of Riverside County, California;

Thence northeasterly along the northwesterly line  
of said Glenwood Drive on a curve concave to the northwest,  
having a radius of 1050 feet, through an angle of  $07^{\circ}$   
 $32' 20''$ , an arc length of 138.16 feet (the initial radial  
line bears North  $33^{\circ} 38' 30''$  West) to the most easterly  
corner of Lot 49 of said Rubidoux Heights;

Thence South  $61^{\circ} 28'$  East a distance of 31.91 feet to  
the center line of said Glenwood Drive;

Thence southwesterly along the center line of said  
Glenwood Drive on a curve concave to the northwest, having  
a radius of 1080 feet, through an angle of  $01^{\circ} 10' 20''$  an  
arc length of 22.10 feet (the initial radial line bears  
North  $41^{\circ} 46'$  West);

Thence southwesterly on a curve concave to the  
southeast having a radius of 65 feet, through an angle of  
 $31^{\circ} 19' 10''$ , an arc length of 35.53 feet (the initial radial  
line bears South  $07^{\circ} 29'$  East) to a point of reverse  
curvature;

Thence southwesterly on a curve concave to the north-  
west (said curve being concentric with and 10 feet north-  
westerly of the center line of said Glenwood Drive)  
having a radius of 1070 feet through an angle of  $02^{\circ} 49' 20''$   
an arc length of 32.71 feet (the initial radial line bears  
North  $38^{\circ} 48' 10''$  West) to a point of compound curvature;

Thence westerly on a curve concave to the north,  
having a radius of 57 feet through an angle of  $45^{\circ} 30' 50''$   
an arc length of 46.27 feet (the initial radial line bears  
North  $35^{\circ} 38' 50''$  West);

Thence North  $61^{\circ} 28'$  West a distance of 3.45 feet to the  
point of beginning.

ATTORNEY  
RIVERSIDE  
CALIFORNIA

DATED 6/5/62

(S) Lloyd N. Baxter  
Lloyd N. Baxter

(S) Agatha Baxter  
Agatha Baxter

1 STATE OF CALIFORNIA)  
2 COUNTY OF RIVERSIDE ) (ss  
3

4 On June 5, 1962 before me  
5 William H. Sullivan a notary public in and for  
6 said County and State, personally appeared Lloyd N. Baxter  
7 and Agatha Baxter, personally known to me to be the persons  
8 whose names are subscribed to the within instrument and acknow-  
9 ledged that they executed the same.

10 WITNESS my hand and official seal.

11  
12 (S) William H. Sullivan  
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14 Notary Public in and for said County and State

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16 My Commission expires 4/6/64  
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