

When recorded mail to:

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

DOC # 2012-0478422

10/05/2012 03:52P Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



FREE RECORDING

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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			5						
M	A	L	465	426	PCOR	NCOR	SMF	(NCHG)	EXAM
DTI = % Ncbg CC					T:		CTY	UNI	065

FOR RECORDER'S OFFICE USE ONLY

Project: Tequesquite Widening

POR. A.P.N. 217-092-001

D - 16830



TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, VANOWEN HOLDINGS, LLC, a California limited liability company, as Grantor, hereby grants a temporary easement and right-of-way to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns.

The property subject to this temporary easement and right of way is located in the City of Riverside, County of Riverside, State of California as described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This temporary easement and right of way allows Grantee the right to use the above described property for the purpose of installing public improvements. Such use may include, but is not limited to ingress and egress of persons and vehicles, the deposit of tools, equipment, machinery, and materials used in the performance of the construction, and for similar purposes by the City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, Grantee promises to remove all debris, waste, brush, or other materials deposited or placed upon the property subject to this temporary easement. Grantee further promises to make all reasonable efforts to return the surface of the property,

with the exception of vegetation, to its original condition prior to entry.

This temporary easement and right-of-way shall terminate 6 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

Dated 9/19/2012

VANOWEN HOLDINGS, LLC, a California limited liability company


Robert Assil, Manager

State of California

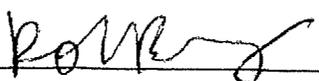
County of Los Angeles } ss

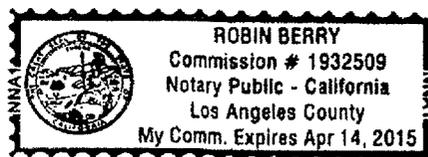
On 9/19/2012, before me, Robin Berry,
notary public, personally appeared, Robert Assil

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

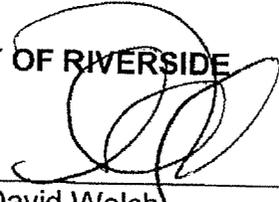

Notary Signature



**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, a California charter city and 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. 21027 of said City Council adopted September 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10/4/12

CITY OF RIVERSIDE
By 
David Welch
Real Property Services Manager

TCE.DOC

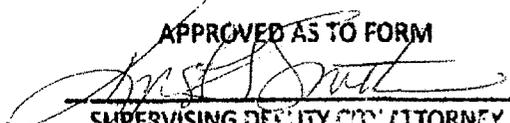
APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

PORTION A.P.N. 217-092-001
TEMPORARY CONSTRUCTION EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 161 OF THE MAP OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, ON FILE IN MAP BOOK 7, PAGE 3 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF TEQUESQUITE AVENUE AND SAN ANDREAS AVENUE AS SHOWN ON TRACT 5347, ON FILE IN MAP BOOK 80, PAGES 5 AND 6 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 74°48'03" EAST, ALONG THE CENTERLINE OF TEQUESQUITE AVENUE, A DISTANCE OF 174.83 FEET;

THENCE NORTH 15°11'57" WEST, AT RIGHT ANGLES TO SAID CENTERLINE, A DISTANCE OF 44.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 54°23'26" WEST, A DISTANCE OF 31.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 117.00 FEET, AND FROM WHICH THE RADIUS POINT BEARS NORTH 78°59'57" EAST;

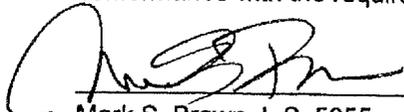
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°15'47" AN ARC LENGTH OF 0.54 OF A FOOT TO A LINE THAT IS PARALLEL WITH AND DISTANT 69.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF TEQUESQUITE AVENUE;

THENCE NORTH 47°48'03" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 528.17 FEET TO THE SOUTHWESTERLY LINE OF LOT 1 OF BRAEMAR TERRACE ON FILE IN MAP BOOK 39, PAGE 60 THEREOF, RECORDS OF SAID RIVERSIDE COUNTY;

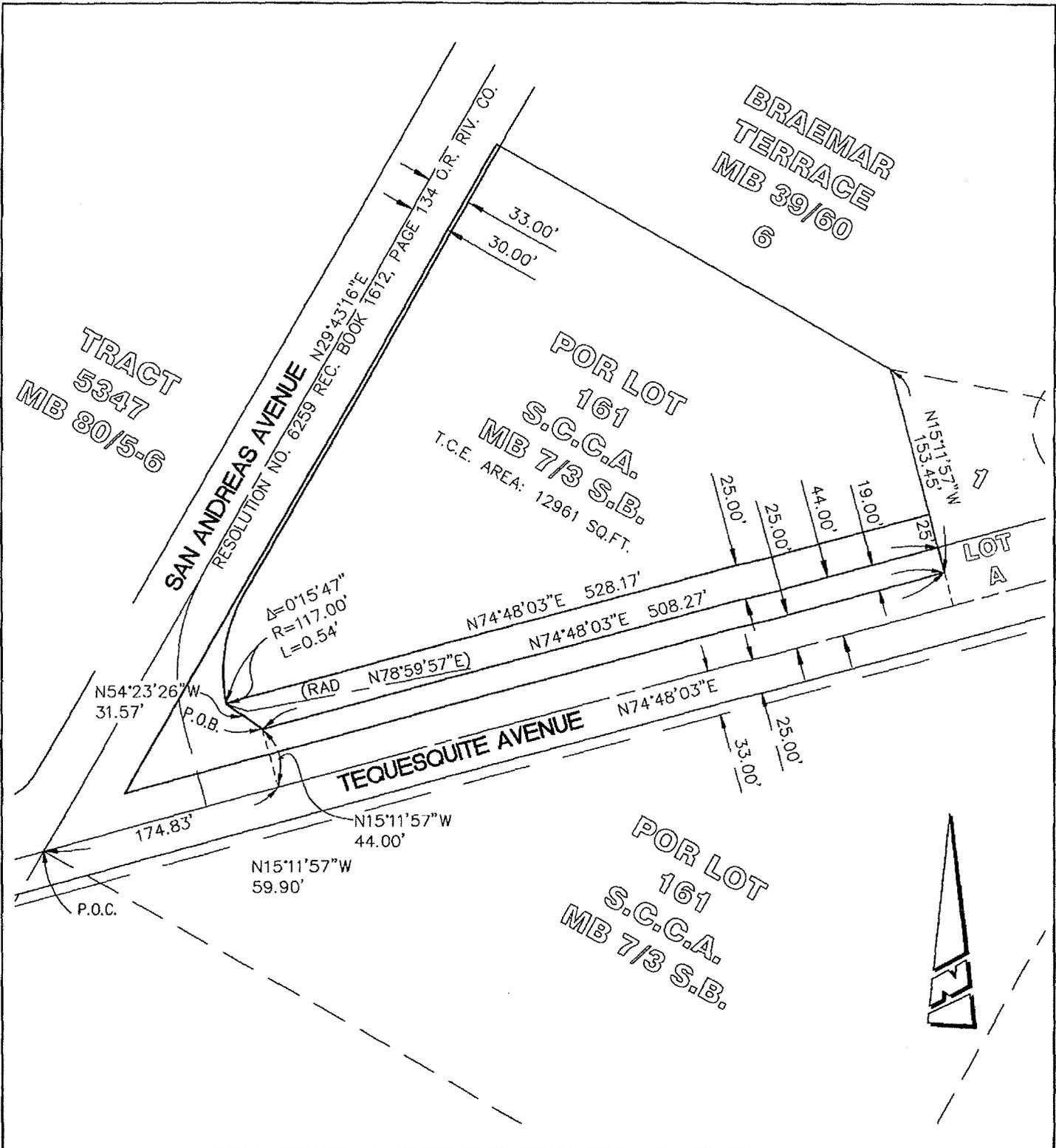
THENCE SOUTH 15°11'57" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 25.00 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 44.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF TEQUESQUITE AVENUE;

THENCE SOUTH 74°48'03" WEST, ALONG SAID LAST MENTIONED PARALLEL LINE, A DISTANCE OF 508.27 FEET TO THE POINT OF BEGINNING.

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

 9/5/2012 Prep. 
Mark S. Brown, L.S. 5655 Date





● 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: 1"=50' DRAWN BY: MSB DATE: 8/31/2012

SUBJECT: TEQUESQUITE AND SAN ANDREAS R/W