

When recorded mail to:

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

DOC # 2012-0530566

11/05/2012 03:34P Fee:NC

Page 1 of 6

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)

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Project: Van Buren Blvd. @ Audrey Ave.

POR. A.P.N. 191-040-013

FOR RECORDER'S OFFICE USE ONLY

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TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **NASER W. AZAR and ZAKA S. AZAR, Trustees of the AZAR TRUST, dated November 28, 2006**, as Grantors, hereby grant 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.

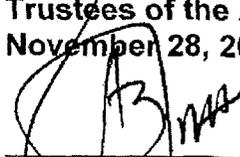
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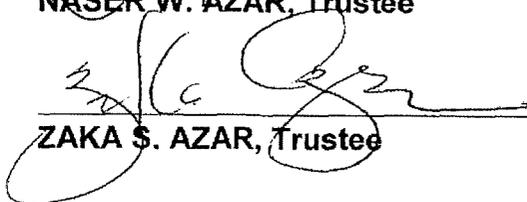
Grantee further promises to make all reasonable efforts to return the surface of the property, with the exception of vegetation, to its original condition prior to entry.

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 10-22-12

**NASER W. AZAR and ZAKA S. AZAR,  
Trustees of the AZAR TRUST, dated  
November 28, 2006**

  
\_\_\_\_\_  
**NASER W. AZAR, Trustee**

  
\_\_\_\_\_  
**ZAKA S. AZAR, Trustee**



2012-0530566  
11/05/2012 03:34P  
2 of 6

State of California

County of Riverside } ss

On Oct. 22, 2012, before me, KEITH WOODWARD - Notary Public,

notary public, personally appeared, ZAKA & NASAR AZAR

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.

Keith Woodward  
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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 11-1-12

[Signature]  
APPROVED AS TO FORM  
SUPERVISING DEPUTY CITY ATTORNEY

CITY OF RIVERSIDE  
By [Signature]  
David Welch  
Real Property Services Manager





2012-0530566  
11/05/2012 03:34P  
4 of 6

EXHIBIT "A"

*A.P.N. 191-040-013  
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 10 in Block 2 of the Lands of the Riverside Land and Irrigating Co., as shown by map on file in Book 1, Page 72 of Maps, records of San Bernardino County, California, and being a portion of Parcel 4 of Record of Survey on file in Book 37, Page 38 of Record of Surveys, records of Riverside County, California, described as follows:

COMMENCING at the intersection of the centerline of Van Buren Boulevard with the centerline of Audrey Avenue as shown by said Record of Survey;

THENCE North  $0^{\circ}20'40''$  East, along said centerline of Van Buren Boulevard, a distance of 209.13 feet to the southwesterly prolongation of the northwesterly line of that certain parcel of land described in deed to Ignacio Diaz, et ux., by deed recorded November 10, 1947, in Book 875, Page 238 of Official Records of said Riverside County;

THENCE North  $55^{\circ}45'30''$  East, along said southwesterly prolongation and said northwesterly line, a distance of 72.88 feet to a line that is parallel with and distant 60.00 feet easterly, as measured at right angles, from said centerline of Van Buren Boulevard and being the POINT OF BEGINNING of the parcel of land being described;

THENCE South  $0^{\circ}20'40''$  West, along said parallel line, a distance of 107.00 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 34.50 feet;

THENCE southerly to the left along said curve through a central angle of  $124^{\circ}35'10''$  an arc length of 75.02 feet to a line that is parallel with and distant 30.00 feet northwesterly, as measured at right angles, from said centerline of Audrey Avenue;

THENCE North  $55^{\circ}45'30''$  East, along said last mentioned parallel line, a distance of 10.00 feet;

THENCE North  $34^{\circ}14'30''$  West, perpendicular to said centerline of Audrey Avenue, a distance of 10.00 feet;

THENCE South  $55^{\circ}45'30''$  West, parallel with said centerline of Audrey Avenue, a distance of 10.00 feet to the beginning of a tangent curve concaving northeasterly, having a radius of 24.50 feet and being concentric with the previously described curve;

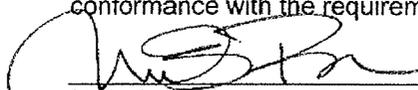
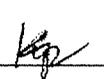
THENCE southwesterly to the right along said last mentioned curve through a central angle of  $124^{\circ}35'10''$  an arc length of 53.27 feet to a line that is parallel with and distant 70.00 feet easterly, as measured at right angles, from said centerline of Van Buren Boulevard;

THENCE North 0°20'40" East, along said last mentioned parallel line, a distance of 113.89 feet to said northwesterly line of said parcel of land described in deed to Ignacio Diaz, et ux.;

THENCE South 55°45'30" West, along said northwesterly line, a distance of 12.15 feet to the POINT OF BEGINNING.

Area – 1846 square feet, more or less.

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

 10/11/2012 Prep.   
Mark S. Brown, L.S. 5655 Date



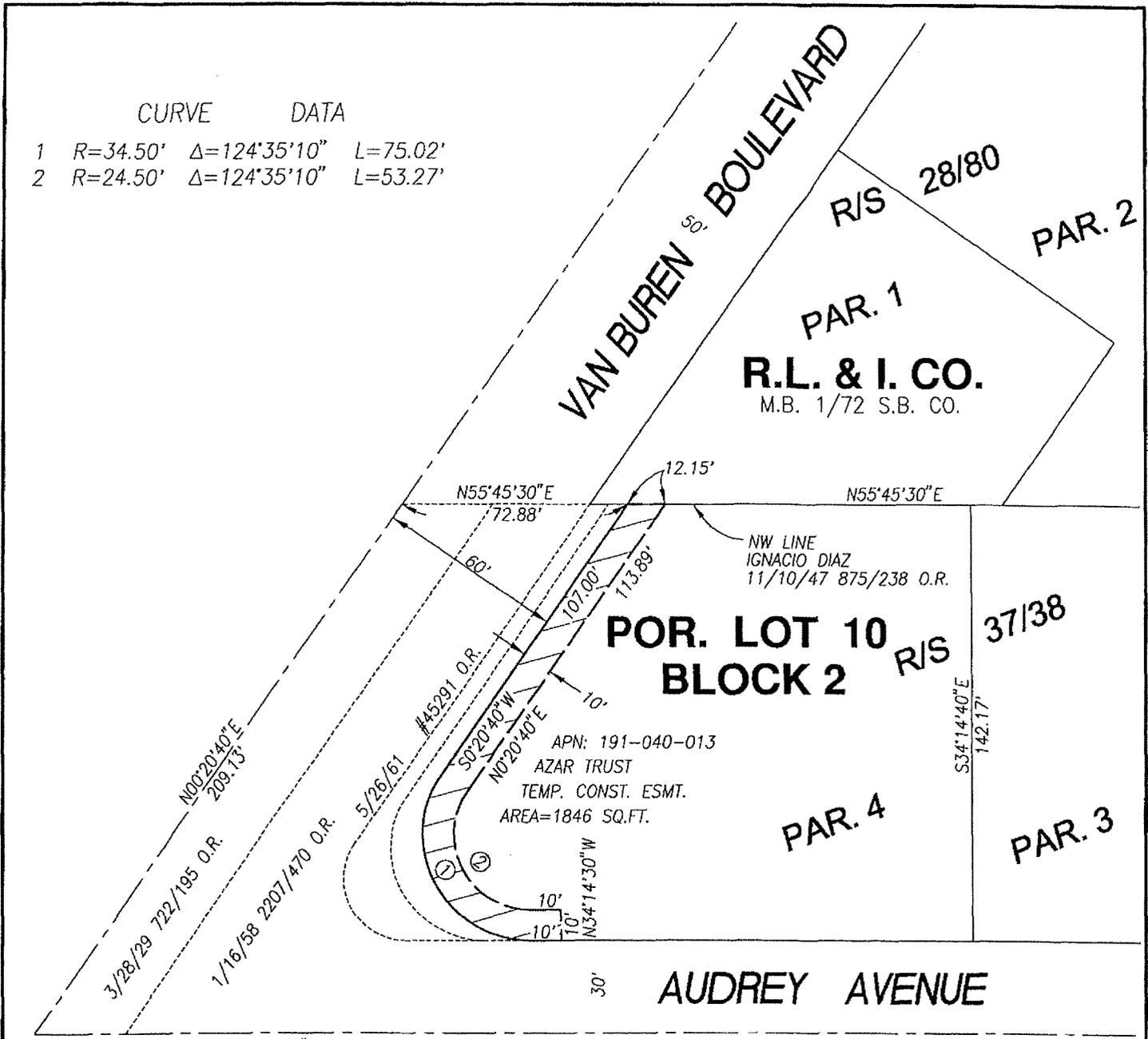
2012-0530566  
11/05/2012 03:34P  
5 of 6



2012-0538566  
 11/05/2012 09:34P  
 6 of 6

**CURVE DATA**

- 1 R=34.50' Δ=124°35'10" L=75.02'
- 2 R=24.50' Δ=124°35'10" L=53.27'



**• 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 DATE: 10/10/12

VAN BUREN BLVD. IMPROVEMENTS

16836