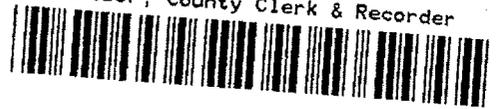


DOC # 2012-0539076

11/08/2012 10:11: Fee:NC
Page 1 of 5

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



When recorded mail to:

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

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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M	A	L	465	426	PCOR	NCOR	SMF	NCHS	EXAM
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FOR RECORDER'S OFFICE USE ONLY

Project: Palmyrita Avenue – Perris Valley Project
POR. A.P.N. 247-170-024

D - 16840



TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CHAPMAN BROTHERS PARTNERSHIP**, a California general partnership, 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 October 31, 2012

**CHAPMAN BROTHERS PARTNERSHIP,
a California general partnership**

By Brian P. Chapman

By Permy Chapman

Brian P. Chapman
(print name)

Permy K. Chapman
(print name)

Title Partner

Title Partner



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State of California

County of RIVERSIDE } ss

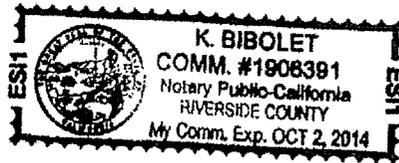
On 10/31/12, before me, KBibolel,

notary public, personally appeared, Brian P Chapman and PERRY K Chapman

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.



KBibolel
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 11/6/12

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



EXHIBIT "A"

POR. A.P.N. 247-170-024
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 84 of East Riverside, as shown by map on file in Book 7, Page 33 of Maps, records of San Bernardino County, California, and being a portion of Parcels 1 and 2 of Record of Survey, filed in Book 40, Page 73 of Record of Surveys, records of Riverside County, California, lying within a strip of land 10.00 feet in width, the southerly line of said strip of land being described as follows:

COMMENCING at the southwest corner of said Parcel 1;

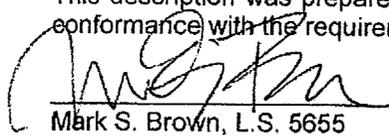
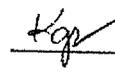
THENCE North $1^{\circ}46'30''$ East, along the westerly line of said Parcel 1, a distance of 27.01 feet to a line that is parallel with and distant 60.00 feet northerly, as measured at right angles, from the centerline of Palmyrita Avenue as shown by said Record of Survey;

THENCE South $89^{\circ}51'30''$ East, along said parallel line, a distance of 255.62 feet to the POINT OF BEGINNING of this line description;

THENCE continuing South $89^{\circ}51'30''$ East, along said parallel line, a distance of 40.00 feet to the END of this line description.

Area - 400 square feet.

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

 10/23/2012 Prep. 
Mark S. Brown, L.S. 5655 Date

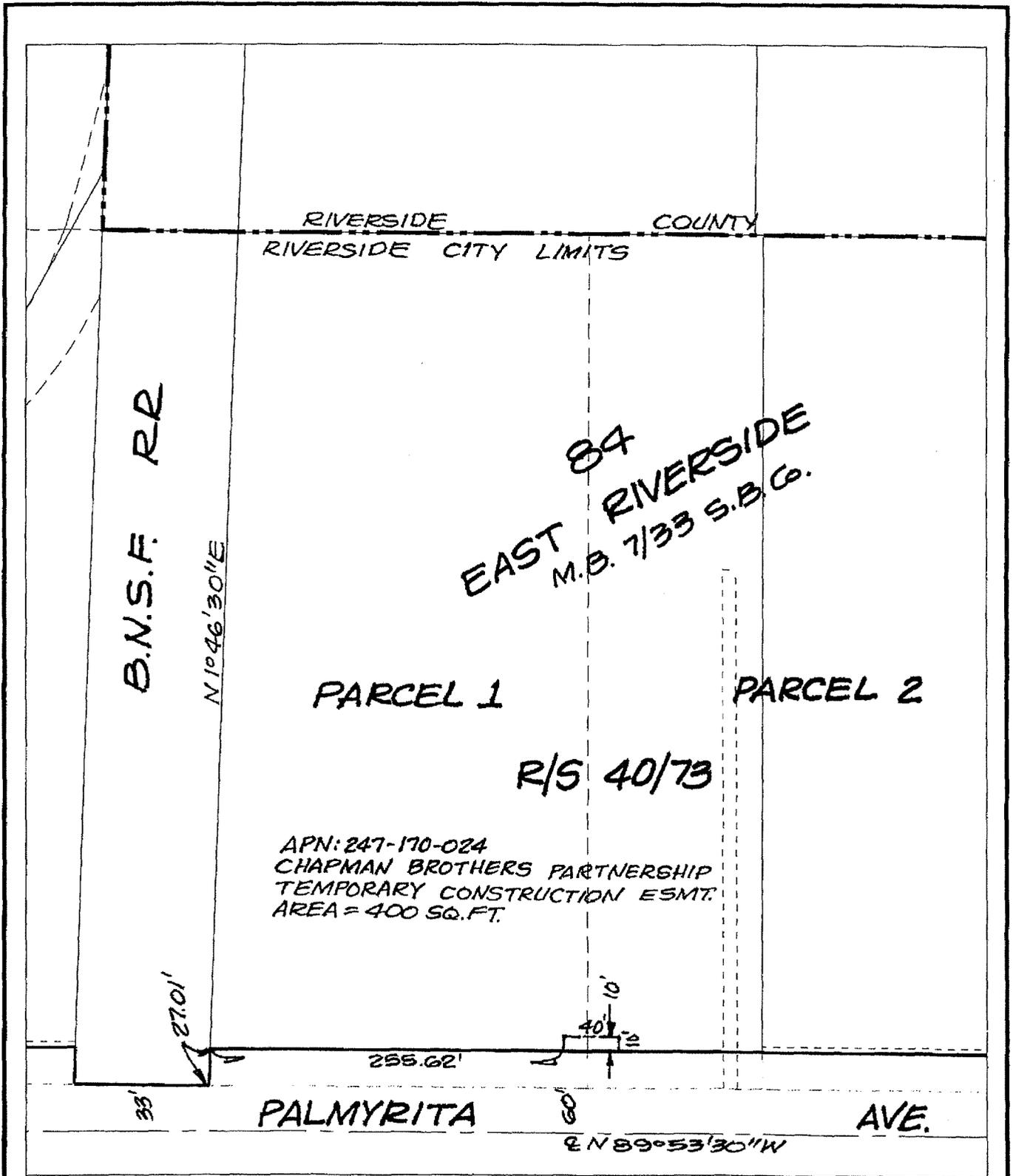


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REF: R/S 40/73

◆ 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" = 100'

Drawn by: sken

Date: 10/11/12

Subject: PERRIS VALLEY PROJECT - TCE'S

16840