

Commonwealth Land Title Company

DOC # 2013-0435763

09/05/2013 03:38 PM Fees: \$0.00

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

\*\*This document was electronically submitted to the County of Riverside for recording\*\*  
Received by: MRUIZ

**FREE RECORDING**

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

9305023-10

Project: Tyler Street Widening  
POR. APN: 147-332-002

FOR RECORDER'S OFFICE USE ONLY

D - TRA: 009-175  
TTX: \$0.00  
16927

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HELEN FROUSAKIS, Successor Trustee of the Nick & Helen Frousakis Trust, created on June 9, 1998**, 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.

16927

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 9 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 6-17-13

HELEN FROUSAKIS, Successor Trustee of the Nick & Helen Frousakis Trust, created on June 8, 1998

*Helen Frousakis* Trustee  
HELEN FROUSAKIS, Successor Trustee

State of California

County of Riverside } ss

On JUNE 17, 2013, before me, L. E. RUDZINSKI - NOTARY PUBLIC,

notary public, personally appeared, \_\_\_\_\_

HELEN FROUSAKIS

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.

*L. E. Rudzinski*

Notary Signature

L. E. RUDZINSKI - NOTARY PUBLIC

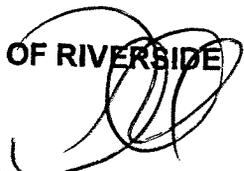


**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

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 6-28-13

CITY OF RIVERSIDE

By   
David Welch  
Real Property Services Manager

147-332-002 TCE.DOC

APPROVED AS TO FORM  
  
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

POR. A.P.N. 147-332-002  
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 1 in Block 50 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, Riverside County records, described as follows:

COMMENCING at the most southerly corner of said Lot 1;

THENCE North 63°16'02" East, along the southeasterly line of said Lot 1, a distance of 10.09 feet to a line that is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from the centerline of Tyler Street (formerly Tyler Avenue), as shown by said map, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE North 34°20'00" West, along said parallel line, a distance of 60.00 feet to the southeasterly line of that certain parcel of land described in Grant Deed to Nick Frousakis, et al., by document recorded March 10, 1986, as Instrument No. 54067 of Official Records of said Riverside County;

THENCE North 63°16'02" East, along said last mentioned southeasterly line, a distance of 7.06 feet to a line that is parallel with and distant 57.00 feet northeasterly, as measured at right angles, from said centerline of Tyler Street;

THENCE South 34°20'00" East, along said last mentioned parallel line, a distance of 60.00 to said southeasterly line of Lot 1;

THENCE South 63°16'02" West, along said southeasterly line of Lot 1, a distance of 7.06 feet to the POINT OF BEGINNING.

Area - 420 square feet, more or less.

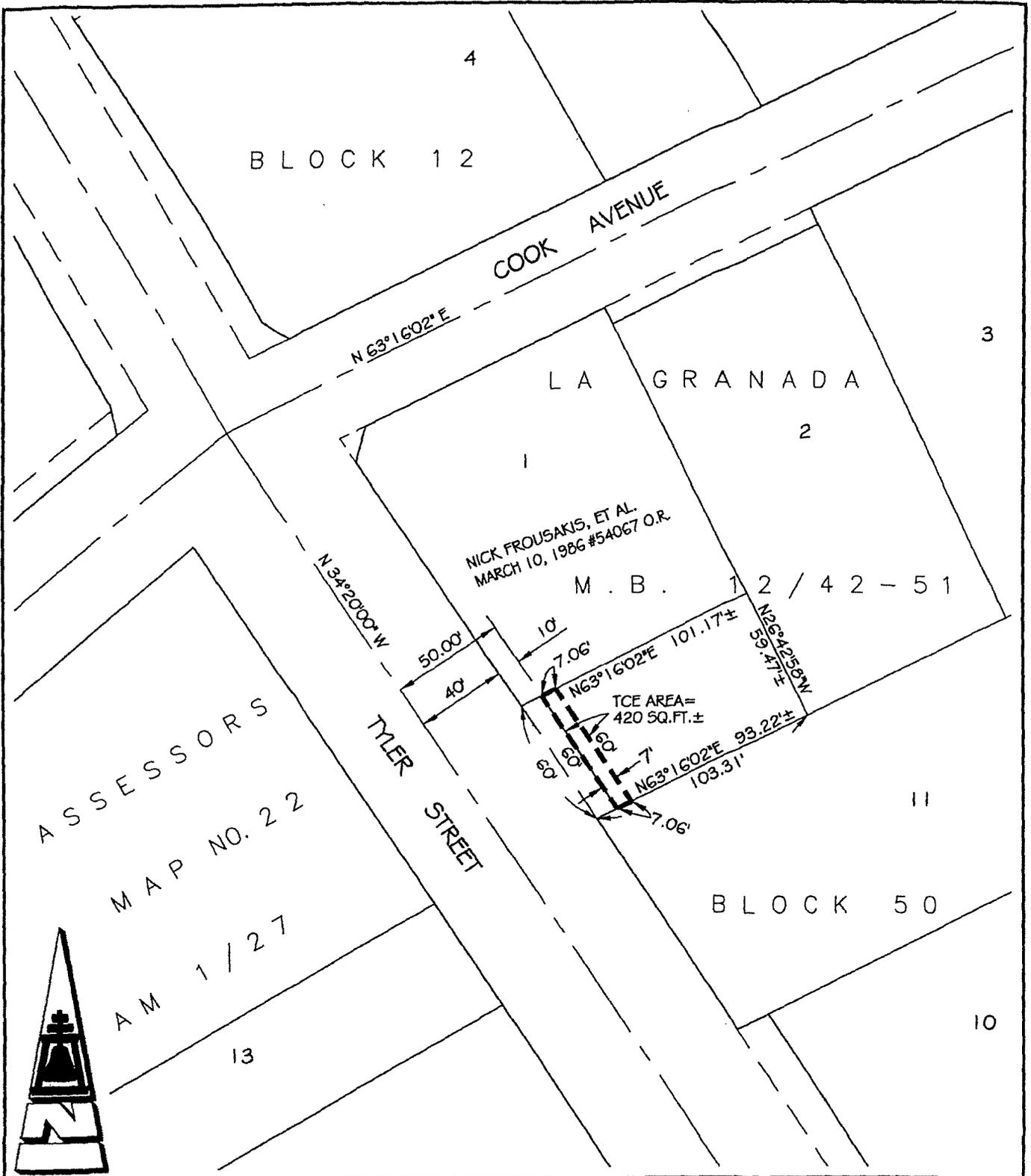
This temporary easement and right-of-way shall terminate 9 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by the City as demonstrated by recordation of a notice of completion, whichever occurs first.

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

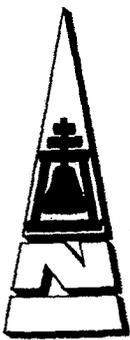
 6/11/12 Date Prep.   
Curtis C. Stephens, L.S. 7519



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ASSESSORS  
 MAP NO. 22  
 AM 1/27



● 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: 1"=60' | DRAWN BY: RICH | DATE: 6/11/12 | SUBJECT: TYLER STREET WIDENING - APN 147-332-002

16927