

Lawyers Title

When recorded mail to:  
With Tax Statements

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: MABRERA

**FREE RECORDING**

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

**FOR RECORDER'S OFFICE USE ONLY**

612670075

Project: 6166 Brockton Ave. TCE  
Por. APN: 225-041-003  
Address: 6166 Brockton Ave.

D- 16944

"Exempt from fee under GC  
27388 due to being recorded  
in connection with a concurrent  
transfer that is subject to the  
imposition of documentary  
transfer tax."

TCA-009-128  
DTT: EXEMPT

**TEMPORARY CONSTRUCTION EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Riverside Lodge No. 643 of the Benevolent and Protective Order of Elks, an association**, 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.

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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 90 days 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 8-29-2013

**Riverside Lodge No. 643 of the Benevolent and Protective Order of Elks, an association**

By: Charlotte Treziado

By: Gilbert Marin

Print Name: Charlotte Treziado

Print Name: GILBERT MARIN

Title: Secretary

Title: CHAIRMAN OF THE BOOD

ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On September 23, 2013, before me Sheryn Lee Smay,  
notary public, personally appeared Charlotte Preciado  
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.

Sheryn Lee Smay  
Notary Signature



State of California

County of RIVERSIDE } ss

On AUGUST 29, 2013, before me, SHERYN LEE SMAY,  
notary public, personally appeared, GILBERT MARIN

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.

Sheryn Smay  
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 9-11-13

CITY OF RIVERSIDE

By: [Signature]  
David Welch, Real Property Services Manager  
APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY: [Signature] D-16944  
Deputy City Attorney

**EXHIBIT "A"**

POR. APN: 225-041-003  
Temporary Construction Easement

That certain real property in the City of Riverside, County of Riverside, State of California described as follows:

That portion of Government Lot 3 in the Northwest one-quarter of Section 34, Township 2 South, Range 5 West, S.B.M., lying within a strip of land 58.00 feet in width, the Northerly line being described as follows:

Beginning at the intersection of a line that is parallel with and distant 35.00 feet Easterly, measured at right angles from the centerline of Brockton Avenue as shown on Record of Survey on file in Book 36 at Page 82 of Record of Surveys, Records of Riverside County, California, and the Northerly line of that certain parcel of land conveyed to the Riverside Lodge No. 643 of the Benevolent and Protective Order of Elks, by Deed recorded September 14, 1956 in Book 1970 at Page 342 et seq., Official Records of Riverside County, California;

Thence N.89°10'20"E. along said Northerly line, a distance of 125.00 feet to the termination of said line description;

The Westerly sidelines of said strip of land 58.00 feet in width shall be prolonged or shortened to terminate Westerly in said line that is parallel with and distant 35.00 feet Easterly, measured at right angles from the centerline of said Brockton Avenue;

**EXCEPTING THEREFROM** that portion of said Government Lot 3 in the Northwest one-quarter of Section 34, Township 2 South, Range 5 West, S.B.M., lying within a strip of land 15.00 feet in width, the Northerly line being described as follows:

Beginning at the intersection of a line that is parallel with and distant 35.00 feet Easterly, measured at right angles from the centerline of Brockton Avenue as shown on Record of Survey on file in Book 36 at Page 82 of Record of Surveys, Records of Riverside County, California, and the Northerly line of that certain parcel of land conveyed to the Riverside Lodge No. 643 of the Benevolent and Protective Order of Elks, by Deed recorded September 14, 1956 in Book 1970 at Page 342 et seq., Official Records of Riverside County, California;

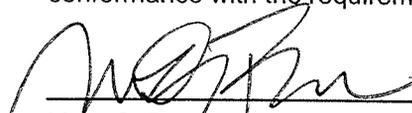
Thence N.89°10'20"E. along said Northerly line, a distance of 60.00 feet to the termination of said line description;

The Westerly sidelines of said strip of land 15.00 feet in width shall be prolonged or shortened to terminate Westerly in said line that is parallel with and distant 35.00 feet Easterly, measured at right angles from the centerline of said Brockton Avenue.

The above described parcel of land contains 6,369 square feet, more or less.

This temporary easement and right-of-way shall terminate 90 days 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.

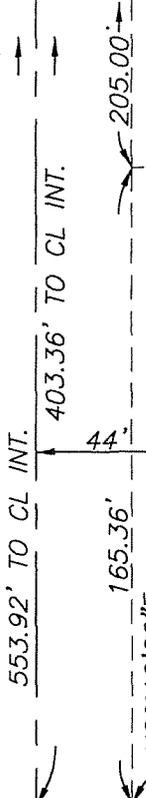
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

  
\_\_\_\_\_  
Mark S. Brown, L.S. 5655      Date 10/10/12      Prep. EV  
License Expires 9/30/13

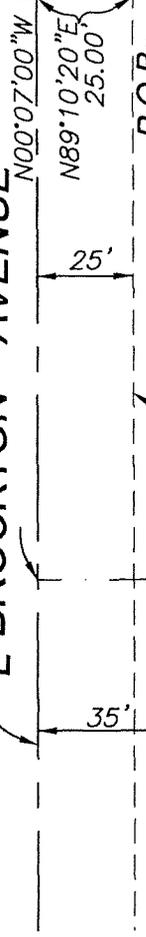




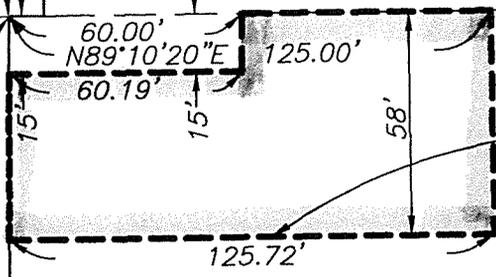
TO JURUPA AVE.



COVER STREET  
BROCKTON AVENUE



P.O.B. N89°10'20"E



**TEMPORARY  
CONSTRUCTION  
EASEMENT**  
AREA = 6,369 SQ./FT.

Parcel conveyed to Riverside Lodge No. 643 of the Benevolent and Protective Order of Elks, an association by Deed recorded 9/14/56 in B. 1970, P. 342 et seq., Records of Riverside County, Ca.

POR. GOVT. LOT 3  
N.W. 1/4, SEC. 34,

T. 2 S., R. 5 W., S.B.M.

Parcel conveyed to City of Riverside by Deed recorded 1/6/25 in B. 544, P. 428 of Deeds, Records of Riverside County, Ca.

R.S. 6/29

R.S. PAR. 36-82

6/29

R.S.

• CITY OF RIVERSIDE, CALIFORNIA •

D-16944

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: EV DATE: 10/10/12

SUBJECT: 6166 BROCKTON TCE



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

Website: www.riversideacr.com

DOCUMENTARY TRANSFER TAX AFFIDAVIT

**WARNING**

ANY PERSON WHO MAKES ANY MATERIAL MISREPRESENTATION OF FACT FOR THE PURPOSE OF AVOIDING ALL OR ANY PART OF THE DOCUMENTARY TRANSFER TAX IS GUILTY OF A MISDEMEANOR UNDER SECTION 5 OF ORDINANCE 516 OF THE COUNTY OF RIVERSIDE AND IS SUBJECT TO PROSECUTION FOR SUCH OFFENSE.

ASSESSOR'S PARCEL NO. 225 -- 041 -- 003-3 I declare that the documentary transfer tax for this  
Property Address: 6166 Brockton Ave., Riverside, CA 92506 transaction is: \$ 0.00.

If this transaction is exempt from Documentary Transfer Tax, the reason must be identified below.

I CLAIM THAT THIS TRANSACTION IS EXEMPT FROM DOCUMENTARY TRANSFER TAX BECAUSE: (The Sections listed below are taken from the Revenue and Taxation Code. Please check one or explain in "Other".)

- 1.  Section 11911. The document is a lease for a term of less than thirty-five (35) years (including options).
- 2.  Section 11911. The easement is **not** perpetual, permanent, or for life.
- 3.  Section 11921. The instrument was given to secure a debt.
- 4.  Section 11922. The conveyance is to a governmental entity or political subdivision.
- 5.  Section 11925. The transfer is between individuals and a legal entity, or between legal entities, and does not change the proportional interests held.
- 6.  Section 11926. The instrument is from a trustor to a beneficiary, in lieu of foreclosure, and no additional consideration was paid.
- 7.  Section 11926. The grantee is the foreclosing beneficiary and the consideration paid by the foreclosing beneficiary does not exceed the unpaid debt.
- 8.  Section 11927. The conveyance relates to a dissolution of marriage or legal separation.
- 9.  Section 11930. The conveyance is an *inter vivos* gift\* or a transfer by death.  
\*Please be aware that information stated on this document may be given to and used by governmental agencies, including the Internal Revenue Service. Also, certain gifts in excess of the annual Federal gift tax exemption may trigger a Federal Gift Tax. In such cases, the Transferor (donor/grantor) may be required to file Form 709 (Federal Gift Tax Return) with the Internal Revenue Service.
- 10.  Section 11930. The conveyance is to the grantor's revocable living trust.
- 11.  Other (Include explanation and authority) \_\_\_\_\_

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Executed this 18 day of October, 2013 at Newport Beach CA.  
City State

Mary M. Bates  
Signature of Affiant

Mary M. Bates  
Printed Name of Affiant

Commonwealth/Lawyers Title  
Name of Firm (if applicable)

4100 Newport Place Dr., Newport Beach, CA 92664  
Address of Affiant

(949) 724-3155  
Telephone Number of Affiant (including area code)

This form is subject to the California Public Records Act (Government Code 6250 et. seq.)

For Recorder's Use:

Affix PCOR Label Here

D-16944