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DOC # 2013-0423725  
08/28/2013 04:21 PM Fees: \$0.00  
Page 1 of 8  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

Commonwealth Land Title Company

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: SGOMEZ

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

9305063

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Street Widening  
POR. APN: 147-252-033

D - 16920

T/A: #009-175  
TTX: \$0.00

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **GEORGE H. HSU & SOPHIA S. HSU, (33.33% ownership), DAVID H. HSU & HSIAO CHI HUANG (33.33% ownership), FRANK H. HSU (33.34% ownership),** as tenants in common, as to an undivided 1/2 interest, and **YING CHENG HUANG and CHIA MEI-YU HUANG, Trustees of the Huang Family Trust, dated September 5, 2002,** as to an undivided 1/2 interest, 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.

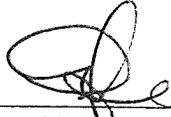
The property subject to this temporary easement and right of way is located in the City of Riverside, County of Riverside, State of California as described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

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. 16920

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 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 7/13/2013



GEORGE H. HSU



SOPHIA S. HSU

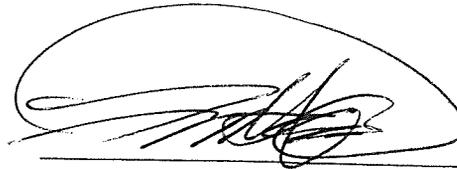
Dated 7/15/2013



DAVID H. HSU

Hsiao Chi Huang  
HSIAO CHI HUANG

Dated 07/15/13



FRANK H. HSU

Dated 07/15/2013

YING CHENG HUANG and CHIA MEI-YU  
HUANG, Trustees of the Huang Family  
Trust dated September 5, 2002

Ying Cheng Huang  
YING CHENG HUANG, Trustee

Chia Mei-Yu Huang  
CHIA MEI-YU HUANG, Trustee

State of California

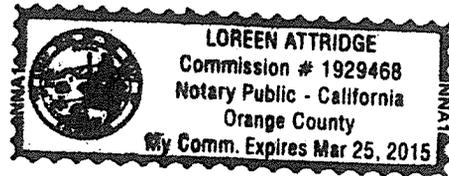
County of Orange } ss

On July 15, 2013, before me, Loreen Attridge, Notary,  
notary public, personally appeared, Frank H Hsu, Ving Cheng Huang  
George H Hsu, Chia Mei-yu Huang, David H Hsu  
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.

Loreen Attridge  
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 8-12-13

CITY OF RIVERSIDE  
By [Signature]

[Signature]  
APPROVED AS TO FORM  
SUPERVISING DEPUTY CITY ATTORNEY

David Welch  
Real Property Services Manager

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On July 19, 2013 before me, Gay Y Silversparre Notary Public

personally appeared Sophia S Hsu

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.

Place Notary Seal Above

Signature: Gay Y Silversparre

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Temporary Construction Easement

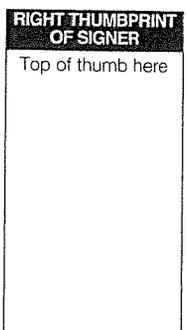
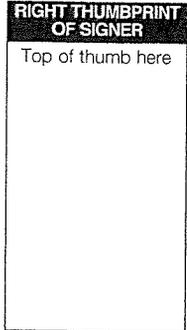
Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:

- Corporate Officer - Title(s)
Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



Signer Is Representing:

Signer Is Representing:

16920

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

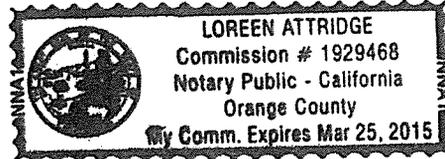
On July 20, 2013 before me, Loreen Attridge, Notary Public  
(Here insert name and title of the officer)  
 personally appeared Hsiao Chi Huang

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.

Loreen Attridge  
 Signature of Notary Public



(Notary Seal)

## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

#### DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_  
 (Title or description of attached document)

\_\_\_\_\_  
 (Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

\_\_\_\_\_  
 (Additional information)

#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

\_\_\_\_\_  
 (Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

EXHIBIT "A"

*POR. A.P.N. 147-252-033*  
*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 3 in Block 13 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 3;

THENCE North  $46^{\circ}24'00''$  East, along the southeasterly line of said Lot 3, a distance of 78.07 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE South  $46^{\circ}24'00''$  West, along said southeasterly line, a distance of 5.00 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 37.50 feet;

THENCE southwesterly to the right along said curve through a central angle of  $103^{\circ}17'00''$  an arc length of 67.60 feet to the 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 on said map;

THENCE North  $30^{\circ}19'00''$  West, along said parallel line, a distance of 177.62 feet to the northwesterly line of said Lot 3;

THENCE South  $46^{\circ}24'00''$  West, along said northwesterly line, a distance of 30.82 feet;

THENCE South  $30^{\circ}19'00''$  East, parallel with said centerline of Tyler Street, a distance of 36.10 feet;

THENCE South  $59^{\circ}41'00''$  West, perpendicular to said centerline of Tyler Street, a distance of 25.00 feet to a line that is parallel with and distant 55.00 feet northeasterly, as measured at right angles, from said centerline of Tyler Street;

THENCE South  $30^{\circ}19'00''$  East, along said last mentioned parallel line, a distance of 148.60 feet to the beginning of a tangent curve concaving northeasterly, having a radius of 32.50 feet and being concentric with the previously described curve;

THENCE southeasterly to the left along said last mentioned curve through a central angle of  $103^{\circ}17'00''$  an arc length of 58.59 feet to a line that is parallel with and distant 5.00 feet northwesterly, as measured at right angles, from said southeasterly line of Lot 3;

THENCE North  $46^{\circ}24'00''$  East, along said last mentioned parallel line, a distance of 5.00 feet;

THENCE South  $43^{\circ}36'00''$  East, 5.00 feet to the POINT OF BEGINNING.

Area – 2,060 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.

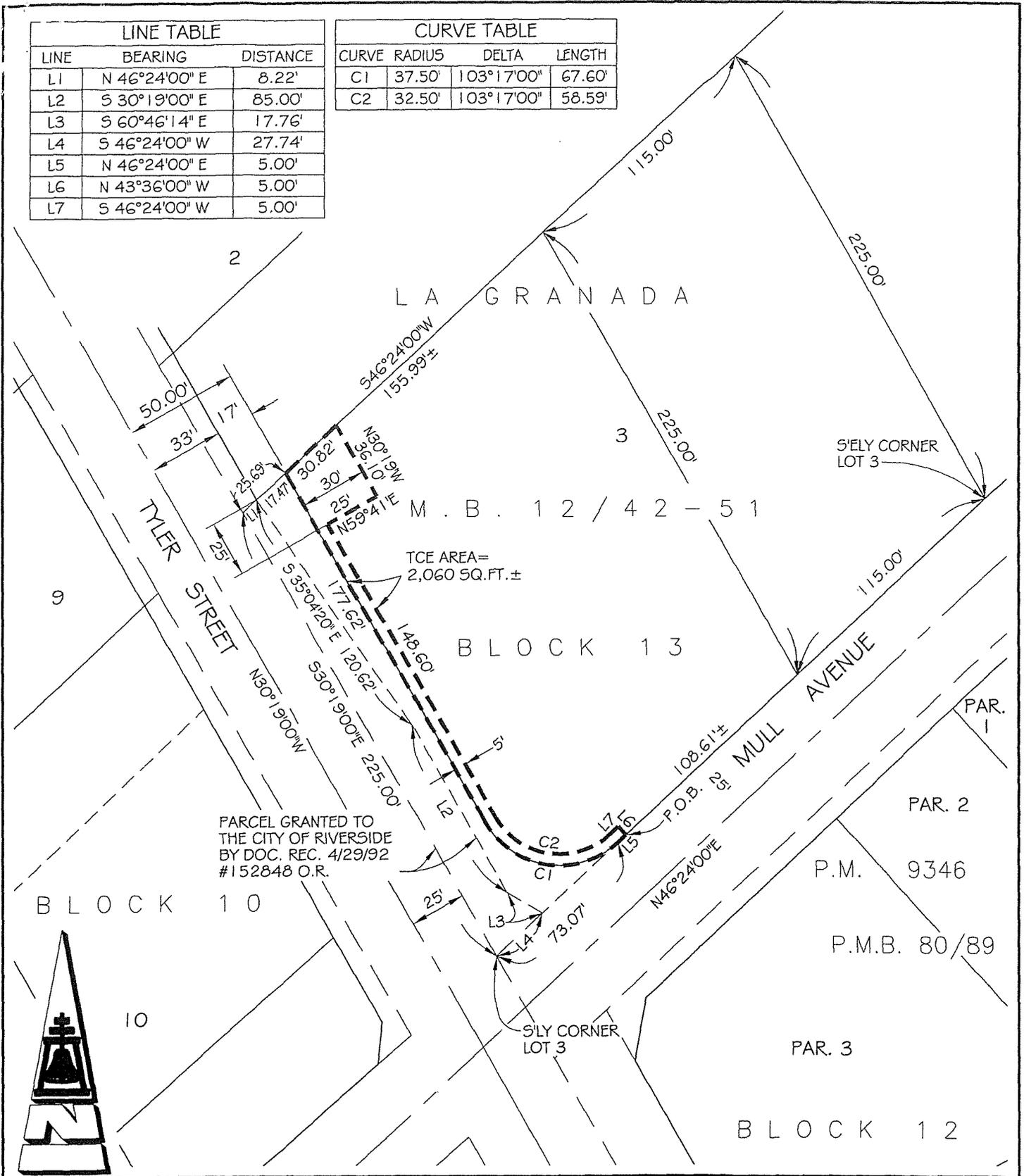
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens Prep. 1/29/12  
Curtis C. Stephens, L.S. 7519 Date 1/29/12



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 46°24'00" E | 8.22'    |
| L2         | S 30°19'00" E | 85.00'   |
| L3         | S 60°46'14" E | 17.76'   |
| L4         | S 46°24'00" W | 27.74'   |
| L5         | N 46°24'00" E | 5.00'    |
| L6         | N 43°36'00" W | 5.00'    |
| L7         | S 46°24'00" W | 5.00'    |

| CURVE TABLE |        |            |        |
|-------------|--------|------------|--------|
| CURVE       | RADIUS | DELTA      | LENGTH |
| C1          | 37.50' | 103°17'00" | 67.60' |
| C2          | 32.50' | 103°17'00" | 58.59' |



● 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: 5/29/12 SUBJECT: TYLER STREET WIDENING - APN 147-252-033

16920