

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: LCWEATHERS

FREE RECORDING

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

612600122

Project: Santa Ana River Trunk Sewer – Phase II

POR. APN: 187-191-015-9

TRA-009-002

FOR RECORDER'S OFFICE USE ONLY

D - 16951

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DAVID E. RUBIO, a single man**, 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.

D-16951

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612600122

Project: Santa Ana River Trunk Sewer – Phase II

POR. APN: 187-191-015 -9

TRA-009-062

TEMPORARY CONSTRUCTION EASEMENT

FOR RECORDER'S OFFICE USE ONLY

D -

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DAVID E. RUBIO, a single man**, 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,

D-16951

with the exception of vegetation, to its original condition prior to entry.

This temporary easement and right-of-way shall terminate 24 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 2/27/13

David E. Rubio
DAVID E. RUBIO

State of California

County of San Bernardino } ss

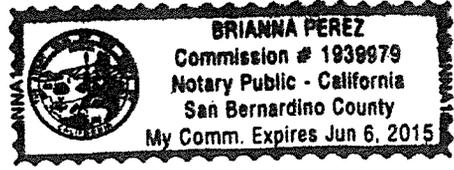
On Feb. 27, 2013, before me, Brianna Perez
notary public, personally appeared, David E Rubio

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.

[Signature]
Notary Signature



PENALTY OF PERJURY FOR NOTARY SEAL

(GOVERNMENT CODE 27361.7)

25

I certify under penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY: Brianna Perez

COMMISSION NUMBER (if applicable): 1930979

COUNTY WHERE BOND IS FILED (if applicable): San Bernardino

STATE WHERE BOND IS FILED: CA

DATE COMMISSION EXPIRES: June 6, 2015

PLACE OF EXECUTION: San Bernardino

VENDER: NNA1

DATE: 10-15-13

SIGNATURE: Crystal

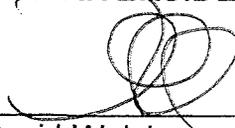
PRINT NAME Crystal Roseborough

**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 3-19-13

CITY OF RIVERSIDE

By 
David Welch
Real Property Services Manager

187-191-015 TCE .DOC

[Handwritten Signature]
APPROVED AS TO FORM
SUPERVISING DEPUTY CITY ATTORNEY

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EXHIBIT "A"

POR. A.P.N. 187-191-015
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 2 of Evans Rio Rancho, as shown by map on file in Book 10, Pages 52 through 54 of Maps, records of said Riverside County, described as follows:

COMMENCING at the northeasterly corner of Lot 7 of El Rio Rancho, as shown by map on file in Book 29, Pages 41 and 42 of Maps, records of said Riverside County;

THENCE North 4°05'55" East, along the northerly prolongation of the easterly line of said Lot 7, a distance of 34.21 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE North 89°42'59" East, a distance of 164.90 feet to the westerly line of that portion of said Lot 2 being described in Grant Deed in favor of Roscoe B. Anderson, et ux., by document recorded July 9, 1957, as Instrument No. 49641 of Official Records of said Riverside County; said westerly line also being described as the northerly prolongation of the westerly line of Lot 5 of said El Rio Rancho per document recorded April 2, 1997, as Instrument No. 110102 of Official Records of said Riverside County;

THENCE North 4°47'59" West, along said westerly line, a distance of 15.05 feet;

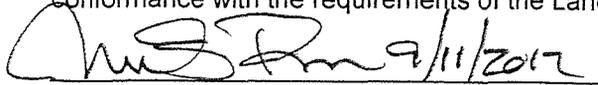
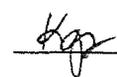
THENCE South 89°42'59" West, a distance of 162.56 feet to said northerly prolongation of the easterly line of Lot 7;

THENCE South 4°05'55" West, along said northerly prolongation of the easterly line of Lot 7, a distance of 15.04 feet to the POINT OF BEGINNING.

Area - 2456 square feet, more or less.

This temporary easement and right-of-way shall terminate 24 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.

 9/11/2012 Date
Prep. 
Mark S. Brown, L.S. 5655



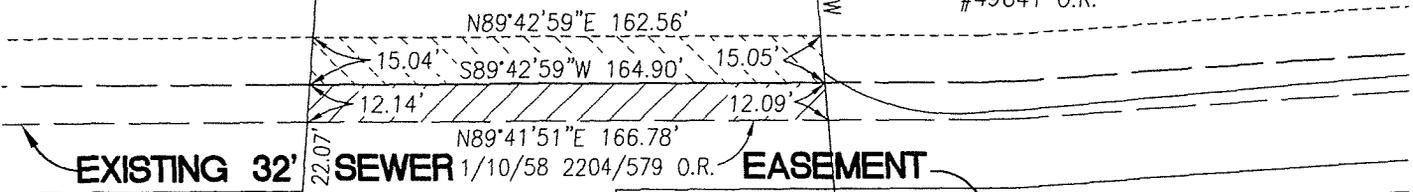
D-16951

EVANS RIO RANCHO
M.B. 10/52-54

COUNTY
A.P.N. 186-270-011

RUBIO
A.P.N. 187-191-015
 - 2003 SQ.FT.
 - 2456 SQ.FT.

COC-LL4-967
4/2/97 #110101 O.R.
7/9/1957
#49641 O.R.



EXISTING 32' SEWER EASEMENT

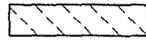
EL RIO RANCHO
M.B. 29/41-42

EL RIO RANCHO
M.B. 29/41-42

COC-LL4-967
4/2/97 #110102 O.R.

GRASSY TRAIL 33' DRIVE

NEW SEWER EASEMENT

 NEW TEMP. CONST. ESMT.


• CITY OF RIVERSIDE, CALIFORNIA •

D-16951

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: 8/14/12 SANTA ANA RIVER TRUNK SEWER -- PHASE II



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. 187 -- 197 -- 015 I declare that the documentary transfer tax for this
Property Address: 5365 Grassy Trail Dr. Riverside, CA 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. [checked] 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 14 day of October, 2013 at Newport Beach CA
City State

Signature of Affiant (handwritten: Mary M. Bates)

Mary M. Bates
Printed Name of Affiant

Commonwealth/Lawyers Title
Name of Firm (if applicable)

4100 Newport Place Dr. Newport Beach, CA 92660
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