

Commonwealth Land Title Company

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)

9305034

Project: Tyler Street Widening
POR. APN: 143-356-009

DOC # 2014-0282067
07/28/2014 01:10 PM Fees: \$0.00
Page 1 of 7
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

This document was electronically submitted to the County of Riverside for recording
Received by: CARAGON

FOR RECORDER'S OFFICE USE ONLY

D - 17067

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **The JACK and FLORENCE BERLIN FOUNDATION, a Delaware non profit corporation, as to an undivided 76.0% interest and EDWARD ALLEN BERLIN, LLC, a Colorado limited liability company, as to an undivided 24.0% interest,** as Grantor(s), hereby grant(s) 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,

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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 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.

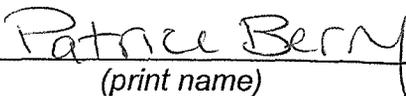
Dated _____

**The JACK and FLORENCE BERLIN
FOUNDATION, a Delaware non profit
corporation**

By _____

By  _____

(print name)



(print name)

Title _____

Title Director

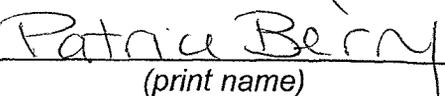
Dated _____

**EDWARD ALLEN BERLIN, LLC, a
Colorado limited liability company**

By _____

By  _____

(print name)



(print name)

Title _____

Title _____

State of ~~California~~ COLORADO
County of JEFFERSON } ss

On JULY 14, 2014, before me, ANNE NICHOLAS,
notary public, personally appeared, PATRICE BERRY

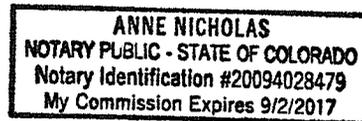
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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~~ COLORADO that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Anne Nicholas

Notary Signature



State of ~~California~~ ^{CO} COLORADO
County of JEFFERSON } ss

On JULY 14, 2014, before me, ANNE NICHOLAS
notary public, personally appeared, PATRICE BERRY

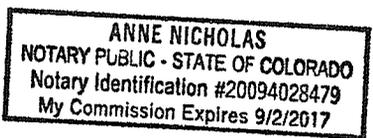
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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~~ ^{en} COLORADO that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Anne Nicholas

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 July 24, 2014

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY Bh L
Deputy City Attorney

CITY OF RIVERSIDE

By [Signature]
David Welch
Real Property Services Manager

EXHIBIT "A"

*POR. A.P.N. 143-356-009
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 Block 8 of Tract No. 3 of La Sierra Heights, as shown by map filed in Map Book 8, Page 27, records of said Riverside County, described as follows:

COMMENCING at the point of intersection of the southwesterly line of Tyler Street, shown as Tyler Avenue on Assessor's Map No. 22, as shown by map filed in Book 1, Page 27 of Assessor's Maps, records of said Riverside County, with the northwesterly line of Lot G, as shown on said Tract No. 3 of La Sierra Heights, said Lot G also shown as Harbach Avenue (now vacated) on said Assessor's Map No. 22;

Thence North 34°20'00" West, along said southwesterly line of Tyler Street, a distance of 225.04 feet to the most easterly corner of that certain parcel of land described in Grant Deed to the City of Riverside by document recorded April 17, 1978, as Instrument No. 72716 of Official Records of Riverside County, California;

Thence South 57°55'05" West, parallel with the northwesterly line of the southeasterly 30 acres of said Block 8, and along the southeasterly line of said parcel of land described in document recorded April 17, 1978, a distance of 10.01 feet to a point on a line that is parallel with, and distant 50.00 feet southwesterly, measured at right angles, from the centerline of said Tyler Street, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE continuing South 57°55'05" West, along said southeasterly line, a distance of 5.00 feet to a line that is parallel with and distant 55.00 feet southwesterly, 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 223.79 feet to said northwesterly line of Lot G;

THENCE North 62°40'10" East, along said northwesterly line, a distance of 5.04 feet to said line that is parallel with and distant 50.00 feet southwesterly, as measured at right angles, from the centerline of Tyler Street;

THENCE North 34°20'00" West, along said last mentioned parallel line, a distance of 224.21 feet to the POINT OF BEGINNING.

Area - 1120 square feet, more or less.

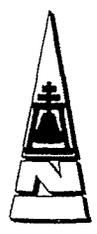
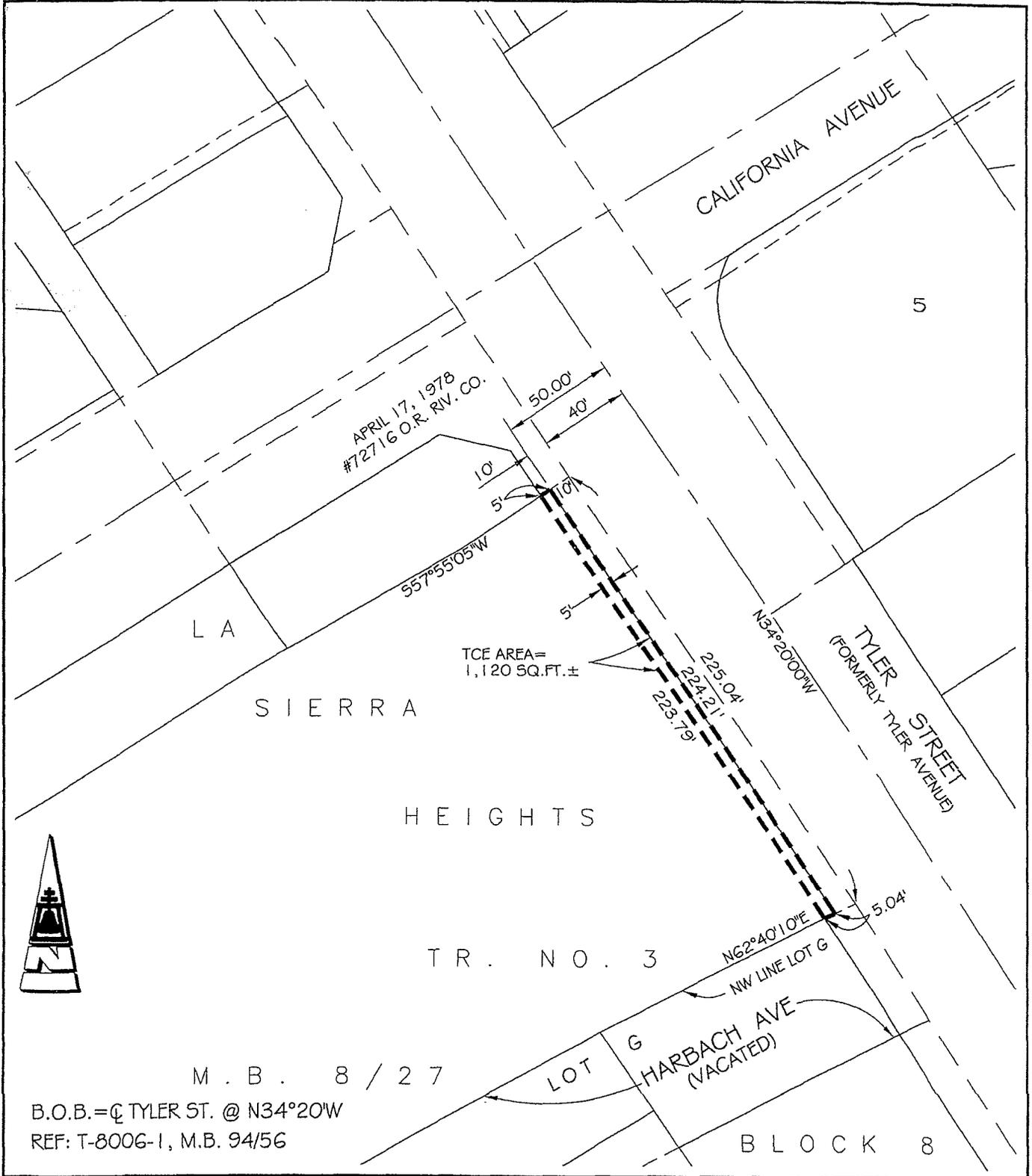
This temporary easement and right-of-way shall terminate 9 months after issuance of the notice

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 7/31/14 Prep. Kop
Curtis C. Stephens, L.S. 7519 Date





M . B . 8 / 2 7

B.O.B. = @ TYLER ST. @ N34°20'W
 REF: T-8006-1, M.B. 94/56

● 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: 7/19/12 SUBJECT: TYLER STREET WIDENING - APN 143-356-009

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D-17067