

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)

9305019

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Street Widening

POR. APN: 147-333-007

D - 17083

THA 009-175

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CHARLES ROBBINS and CAROLYN ROBBINS, Husband and Wife as Joint Tenants**, 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.

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 Aug. 12 2014

Charles Robbins
CHARLES ROBBINS

Carolyn Robbins
CAROLYN ROBBINS

State of California

County of RIVERSIDE } ss

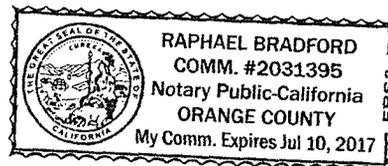
On AUGUST 12, 2014, before me, Raphael Bradford, Notary Public,
notary public, personally appeared, CHARLES ROBBINS AND CAROLYN ROBBINS

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

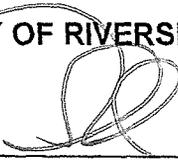


**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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 September 8, 2014

CITY OF RIVERSIDE

By 
David Welch
Real Property Services Manager

147-333-007 TCE.DOC

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY 
Deputy City Attorney

EXHIBIT "A"

POR. A.P.N. 147-333-007
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 6 in Block 49 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 6;

THENCE North 55°40'00" East, along the southeasterly line of said Lot 6, a distance of 62.00 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE North 34°20'00" West, perpendicular to said southeasterly line, a distance of 3.00 feet;

THENCE South 55°40'00" West, parallel with said southeasterly line, a distance of 10.50 feet to the beginning of a tangent curve concaving northerly and having a radius of 38.50 feet;

THENCE southwesterly to the right along said curve through a central angle of 90°00'00" an arc length of 60.48 feet to a line that is parallel with and distant 53.00 feet northeasterly, as measured at right angles, from the centerline of Tyler Street (formerly Tyler Avenue), as shown by said map;

THENCE North 34°20'00" West, along said parallel line, a distance of 58.50 feet to the northwesterly line of said Lot 6;

THENCE North 55°40'00" East, along said northwesterly line, a distance of 7.00 feet to a line that is parallel with and distant 60.00 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 58.00 feet;

THENCE North 55°40'00" East, perpendicular to said centerline of Tyler Street, a distance of 8.00 feet;

THENCE South 34°20'00" East, parallel with said centerline of Tyler Street, a distance of 24.00 feet to a line that is parallel with and distant 18.00 feet northwesterly, as measured at right angles, from said southeasterly line of Lot 6;

THENCE North 55°40'00" East, along said last mentioned parallel line, a distance of 70.00 feet to the northeasterly line of that certain parcel of land described in Grant Deed in favor of Bonnie Racosky, by document recorded November 7, 1984, as Instrument No. 240712 of Official Records of Riverside County, California;

THENCE South 34°20'00" East, along said northeasterly line, a distance of 18.00 feet to the most easterly corner of said parcel described in said Grant Deed;

THENCE South 55°40'00" West, along the southeasterly line of said Lot 6, a distance of 36.00 feet to the POINT OF BEGINNING.

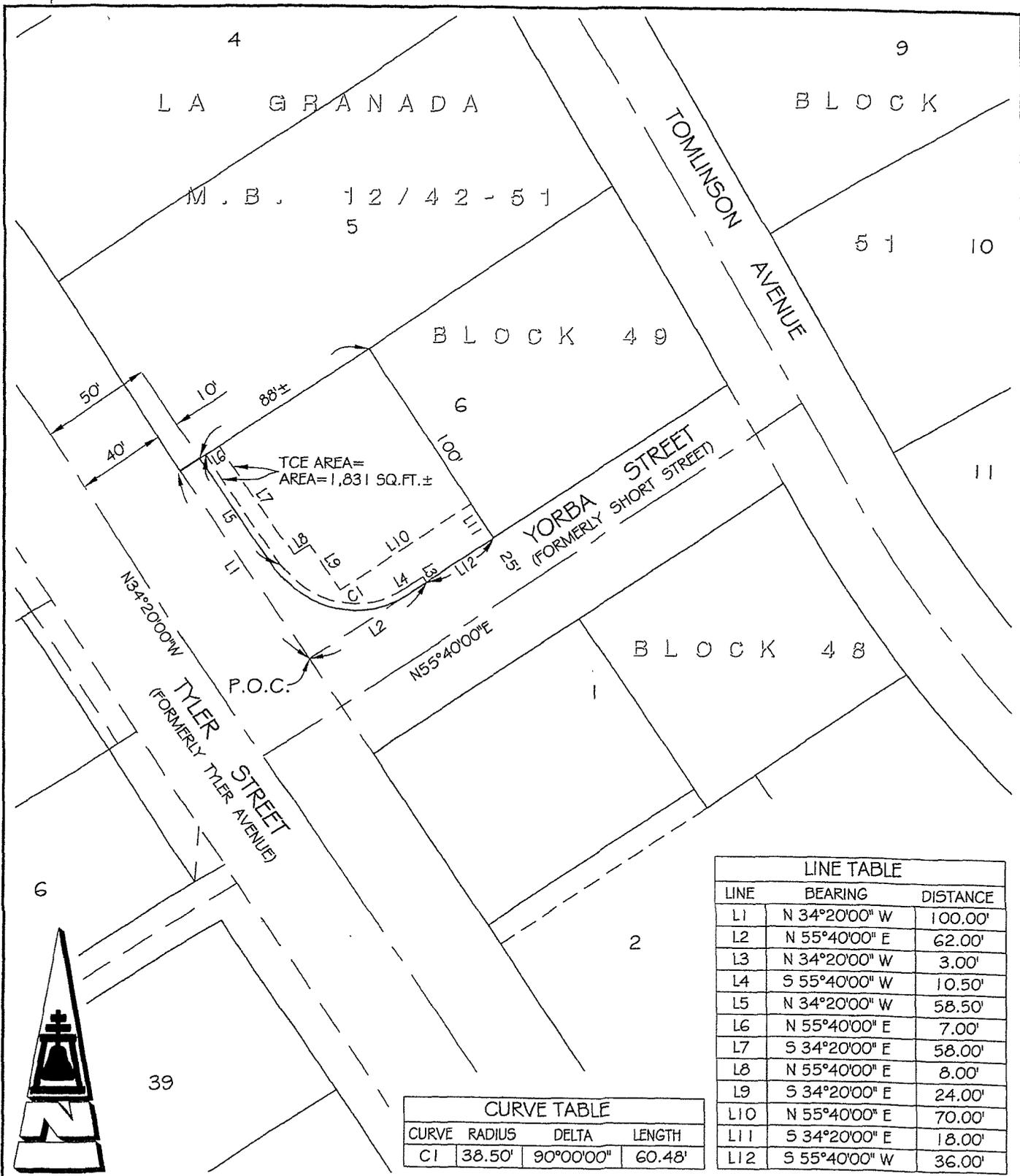
Area - 1831 square feet, more or less.

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 5/12/14 Prep. [Signature]
Curtis C. Stephens, L.S. 7519 Date





TCE AREA=
AREA=1,831 SQ.FT.±

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 34°20'00" W	100.00'
L2	N 55°40'00" E	62.00'
L3	N 34°20'00" W	3.00'
L4	S 55°40'00" W	10.50'
L5	N 34°20'00" W	58.50'
L6	N 55°40'00" E	7.00'
L7	S 34°20'00" E	58.00'
L8	N 55°40'00" E	8.00'
L9	S 34°20'00" E	24.00'
L10	N 55°40'00" E	70.00'
L11	S 34°20'00" E	18.00'
L12	S 55°40'00" W	36.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	38.50'	90°00'00"	60.48'

• 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: SURVEY DATE: 5/9/14 SUBJECT: TYLER STREET WIDENING - APN 147-333-007



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. 147 -- 333 -- 007
Property Address: 4443 Tyler Street Riverside CA
I declare that the documentary transfer tax for this 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.
10. Section 11930. The conveyance is to the grantor's revocable living trust.
11. Other (Include explanation and authority)

*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.

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

Executed this 10 day of September, 2014 at Newport Beach, CA
City State

Signature of Affiant

Eriak Huynh
Printed Name of Affiant

Commonwealth Land Title Company
Name of Firm (if applicable)

4400 Newport Place Drive #120 Newport Beach, CA 92660
Address of Affiant

949-724-3163
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