

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

DOC # 2005-0806336

09/29/2005 08:00A Fee:NC

Page 1 of 8

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



FREE RECORDING

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

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FOR RECORDER'S OFFICE USE ONLY

0 **T**

Project: La Sierra Widening  
APN: 138-170-002  
Address: 11045 Arizona Ave

D-

15553

5701705  
2801705

**TEMPORARY CONSTRUCTION  
EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Alvord Unified School District, a California public school district, as Grantor, hereby grants a non-exclusive temporary easement and right-of-way to the City of Riverside, a municipal corporation of the State of California, as Grantee.

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.

Subject to the other provisions herein, this temporary easement and right-of-way allows Grantee the right to use the above described property for the purpose of constructing or 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 such work by Grantee, its officers, employees, agents or contractors.

Notwithstanding anything else, the rights granted pursuant to this temporary easement and right-of-way are subject to all terms, conditions and restrictions set forth in that certain agreement dated July 14, 2005, and entitled "Agreement for Conveyance of Easements With an Escrow" ("Easement Agreement"), including, without limitation, provisions requiring notice to Grantor prior to entry in or upon the Property (as described in the Easement Agreement), provisions intended to ensure the health, safety and welfare of students attending school on the Property, and provisions for indemnification of the Grantor by Grantee.

Upon completion of construction or installation of the public improvements, Grantee shall remove all debris, waste, brush, or other materials deposited or placed upon the Property, and shall leave the Property in the condition required pursuant to the Easement Agreement.

This temporary easement and right-of-way shall terminate upon completion and acceptance of the public improvements by Grantee, or one year from the date of recording this document, whichever occurs first.

Dated 8-31-05

ALVORD UNIFIED SCHOOL DISTRICT  
of RIVERSIDE COUNTY

By: \_\_\_\_\_

By: Wendel W. Tucker

Print Name: \_\_\_\_\_

Print Name: Wendel W. Tucker, Ph.D.

Title: \_\_\_\_\_

Title: Assistant Superintendent  
Operational Support Services

GENERAL ACKNOWLEDGEMENT

State of California

County of RIVERSIDE

SS

On 8-31-05 before me CONNIE JO McDONALD  
(date) (name)

a Notary Public in and for said State, personally appeared

WENDEL W. TUCKER

Name(s) of Signer(s)

personally known to me - OR -  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.



WITNESS my hand and official seal.

Connie Jo McDonald

Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
( ) Other  
\_\_\_\_\_  
\_\_\_\_\_

( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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, California, a 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 9.23.05

**CITY OF RIVERSIDE**

By Billy Graham

APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE  
BY [Signature]  
Deputy City Attorney

**EXHIBIT A**

Project: La Sierra Ave Widening

That portion of Lot 13, in Block 38, of the Map of the Lands of the Riverside Land and Irrigation Company, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 1, Page 72 (known in the City of Riverside as map filed in Map Book 1, Page 70), in the Office of the County Recorder of San Bernardino County, more particularly described as follows:

**COMMENCING** at the most southerly corner of said Lot 13, said point lying on the northeasterly line of La Sierra Avenue, shown as Taylor Street on said Map of the Lands of the Riverside Land and Irrigation Company;

Thence North 33°37'29" West, along said northeasterly line, a distance of 661.94 feet to the most westerly corner of said Lot 13;

Thence North 56°37'45" East, along the northwesterly line of said Lot 13, a distance of 23.00 feet to a point on a line that is parallel with, and 63.00 feet northeasterly, measured at right angles, from the centerline of said La Sierra Avenue, said point being the **TRUE POINT OF BEGINNING**;

Thence South 33°37'29" East, along said parallel line, a distance of 630.52 feet;

Thence South 78°39'22" East, leaving said parallel line, a distance of 38.59 feet to a point on a line that is parallel with, and 44.00 feet northwesterly, measured at right angles, from the centerline of Arizona Avenue, as shown by said Map of the Lands of the Riverside Land and Irrigation Company;

Thence North 56°19'33" East, along the last mentioned parallel line, a distance of 182.30 feet;

Thence North 73°01'44" East, leaving the last mentioned parallel line, a distance of 13.92 feet to a point on the northwesterly line of said Arizona Avenue, said point being 245.94 feet northeasterly from the most southerly corner of said Lot 13;

Thence North 56°19'33" East, along said northwesterly line, a distance of 35.29 feet;

Thence South 73°01'44" West, leaving said northwesterly line, a distance of 48.71 feet to a point on a line that is parallel with, and 54.00 feet northwesterly, measured at right angles, from the centerline of said Arizona Avenue;

Thence South 56°19'33" West, along the last mentioned parallel line, a distance of 179.62 feet;

Thence North 78°39'22" West, leaving the last mentioned parallel line, a distance of 30.30 feet to a point on a line that is parallel with, and 73.00 feet northeasterly, measured at right angles, from the centerline of said La Sierra Avenue;

Thence North 33°37'29" West, along the last mentioned parallel line, a distance of 626.33 feet to a point on the northwesterly line of said Lot 13, said point lying northeasterly, a distance of 33.00 feet from the most westerly corner of said Lot 13;

Thence South 56°22'12" West, along said northwesterly line, a distance of 10.00 feet to the **TRUE POINT OF BEGINNING**.

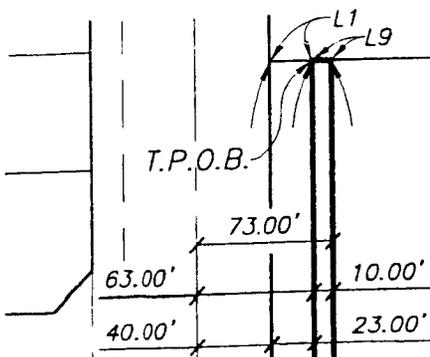
Containing 8,751 S.F. more or less.

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

 8/29/05 Date RF Prep.  
Mark S. Brown, L.S. 5655  
License Expires 9/30/05



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 56°37'45" E	23.00'
L2	S 78°39'22" E	38.59'
L3	N 56°19'33" E	182.30'
L4	N 73°01'44" E	13.92'
L5	N 56°19'33" E	35.29'
L6	S 73°01'44" W	48.71'
L7	S 56°19'33" W	179.62'
L8	N 78°39'22" W	30.30'
L9	S 56°22'12" W	10.00'



ARIZONA INTERMEDIATE SCHOOL

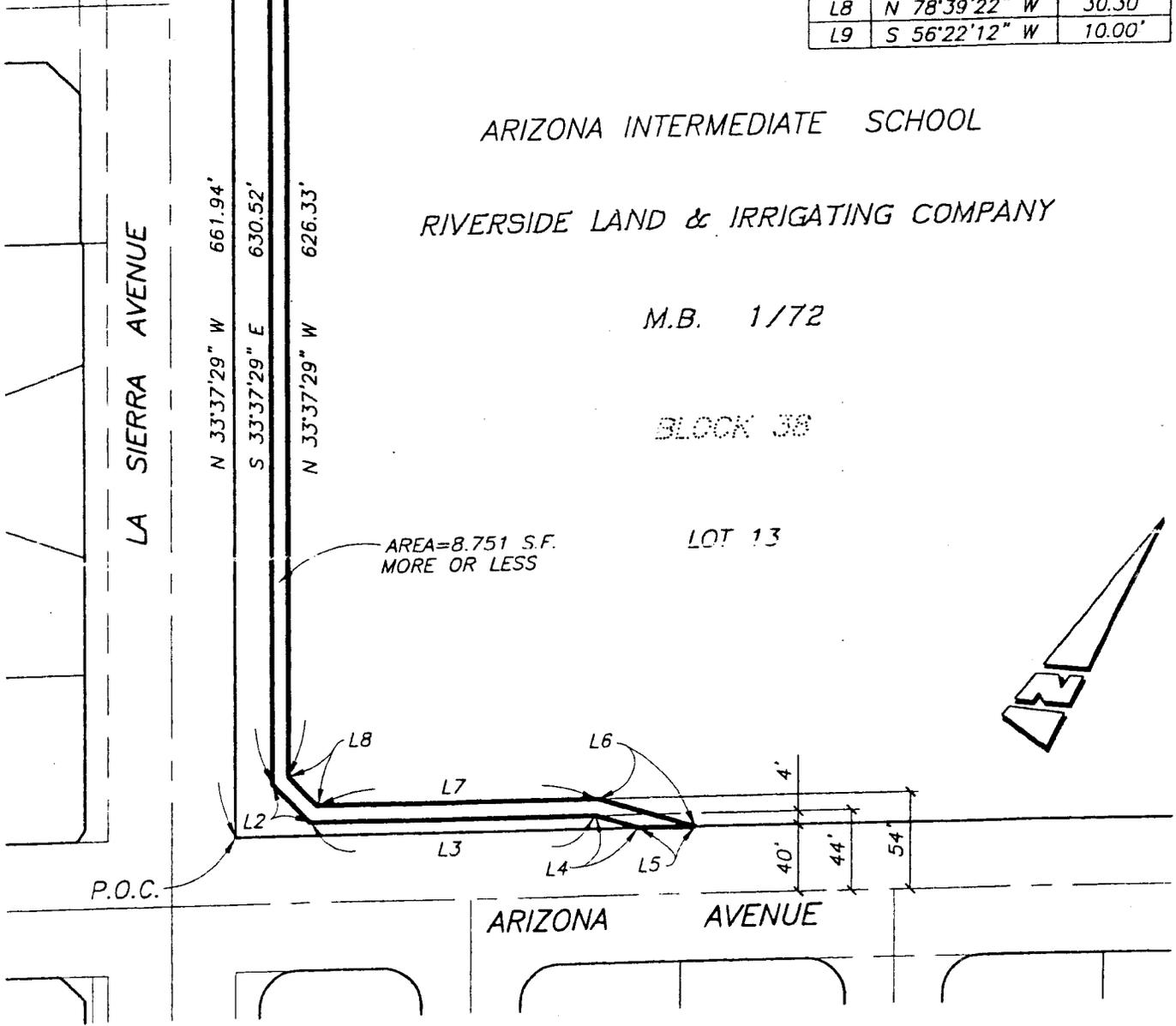
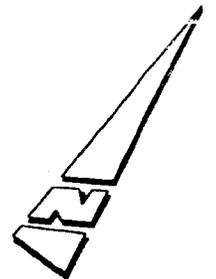
RIVERSIDE LAND & IRRIGATING COMPANY

M.B. 1/72

BLOCK 38

LOT 13

AREA=8.751 S.F.  
MORE OR LESS



• CITY OF RIVERSIDE, CALIFORNIA •

80-7

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"=100'

DRAWN BY: RICH DATE: 02/08/05

SUBJECT: LA SIERRA AVENUE WIDENING (SCHOOL SITE)

Government Code 27361.7

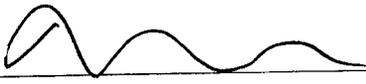
I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of notary: Connie Jo McDonald

Commission No: 1472097

Date Commission expires: Feb. 24, 2008

County: Riverside

By: 

Date: 9/29/05