

When recorded mail to:

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

**DOC # 2003-140639**

02/28/2003 08:00A Fee:NC

Page 1 of 9

Recorded in Official Records

County of Riverside

Gary L. Orso

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

Project: Victoria Avenue Bridge

A.P.N. 219-210-001 & 223-110-026

**D - 15089**



TEMPORARY CONSTRUCTION

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **VICTORIA CLUB**, a corporation, who acquired title also as **VICTORIA CLUB**, a California non-profit corporation; **VICTORIA CLUB**, a California corporation; **VICTORIA CLUB**; and **THE VICTORIA CLUB**, a corporation, as Grantor, hereby grants a temporary easement and right-of-way to the **CITY OF RIVERSIDE**, a municipal corporation of the State of California, 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"** ("Premises") attached hereto and incorporated herein by this reference.

This temporary easement and right of way allows Grantee the right to use the Premises 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.

**ORIGINAL**

Upon completion of construction, Grantee promises to remove all debris, waste, brush, or other materials deposited or placed upon the Premises. Grantee further promises to make all reasonable efforts to return the surface of the Premises, with the exception of vegetation, to its original condition prior to entry.

Further, Grantee insofar as it may legally do so, and except for the sole negligence and willful misconduct of Grantor, will indemnify and hold Grantor harmless from and against any and all claims, demands, suits, judgments, expenses and costs on account of injury to, or death of, any person, or loss of or damage to property, arising out of the performance of above-described work by Grantee or on behalf of Grantee on the Premises.

This temporary easement and right of way, and all rights, obligations and/or liabilities shall terminate upon completion of the public improvements and acceptance by Grantee, or within two years of the date of recording this document, whichever occurs first.

Dated NOV. 19, 2002

**VICTORIA CLUB, a corporation**

By C. G. Blunden  
Craig G. Blunden

Title PRESIDENT

By Thomas G. Brisco  
Thomas G. Brisco

Title Secy



2003-140639  
02/28/2003 08:00A  
2 of 9



Dated NOV. 19, 2002

**THE VICTORIA CLUB, a corporation**

By C.G. Blunden  
Craig G. Blunden

Title PRESIDENT

By Thomas G. Brisco  
Thomas G. BRISCO

Title Secy

Dated NOV. 19, 2002

**VICTORIA CLUB, a California corporation**

By C.G. Blunden  
Craig G. Blunden

Title PRESIDENT

By Thomas G. Brisco  
Thomas G. BRISCO

Title Secy

Dated NOV 19, 2002

**VICTORIA CLUB, a California non-profit corporation**

By Thomas G. Brisco  
Thomas G. BRISCO

Title Secy

By C.G. Blunden  
Craig G. Blunden

Title PRESIDENT

Dated NOV. 19, 2002

VICTORIA CLUB

By G.J. Bell

Title PRESIDENT

By [Signature]

Title SECT.

**GENERAL ACKNOWLEDGEMENT**

State of California

County of Riverside } ss

On November 20, 2002, before me Samantha L. Massey,  
(date) (name) NOTARY PUBLIC

a Notary Public in and for said State, personally appeared  
Craig G. Blunden  
Name(s) of Signer(s)

**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:

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

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~(s) 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.

Samantha Massey  
Signature



2003-140639  
02/28/2003 08:00A  
4 of 9



EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 112 in Division C of Hall's Addition to Riverside, as shown by map on file in Book 9, Page 3 of Maps, records of San Bernardino County, California, and that portion of Lot 4 of Victoria Ranch, as shown by map on file in Book 4, Page 59 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the southwesterly corner of Lot 8 of Fairview Terrace, as shown by map on file in Book 9, Page 54 of Maps, records of said Riverside County;

THENCE South, along the westerly line of said Lot 112, a distance of 225.84 feet to the most northerly corner of that certain parcel of land described in deed to the City of Riverside by document recorded in Book 1651, Page 282, et seq., of Official Records of said Riverside County; said corner being in a line that is parallel with and distant 75.00 feet northeasterly, as measured at right angles, from the centerline of Victoria Avenue;

THENCE South 50°20' East, along said parallel line, a distance of 169.32 feet to the most easterly corner of said parcel of land;

THENCE South 39°40' West, along the southeasterly line of said parcel of land, a distance of 15.00 feet to the most northerly corner of that certain parcel of land described in deed to the City of Riverside by document recorded June 29, 1994, as Instrument No. 264142 of Official Records of said Riverside County; said corner being in a line that is parallel with and distant 60.00 feet northeasterly, as measured at right angles, from the centerline of Victoria Avenue;

THENCE South 50°20' East, along the northeasterly line of said last mentioned parcel and along said last mentioned parallel line, a distance of 321.96 feet to the beginning of a tangent curve concaving southwesterly and having a radius of 379.57 feet;

THENCE southeasterly to the right along said curve through a central angle of 14°33'40" an arc length of 96.46 feet to the westerly line of Parcel "C" of Record of Survey on file in Book 39, Page 56 of Record of Surveys, records of said Riverside County;

THENCE North 4°53'12" West, along said westerly line, a distance of 36.57 feet to the northeasterly line of Parcel "D" of Record of Survey;

THENCE North 45°14'48" West, along said northeasterly line of Parcel "D", a distance of 360.80 feet;

THENCE North 27°10'33" West, continuing along said northeasterly line of Parcel "D", a

distance of 141.65 feet;

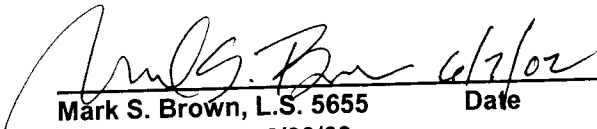
THENCE North 28°32'38" East, a distance of 221.38 feet to the southerly line of Lot 7 of said Fairview Terrace;

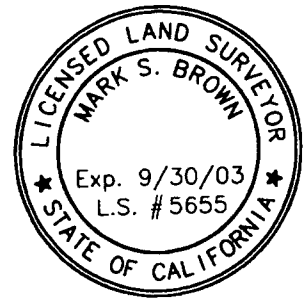
THENCE North 81°30' West, along said southerly line of Lot 7, a distance of 67 feet to the southeasterly corner of said Lot 8;

THENCE West, along the southerly corner of said Lot 8, a distance of 150 feet to the POINT OF BEGINNING.

Area - 57,153 square feet.

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

  
Mark S. Brown, L.S. 5655      Date 6/7/02      Prep. kap  
License Expires 9/30/03



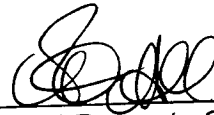
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02/23/2003 08:00A  
6 of 9

**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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 12/16/02

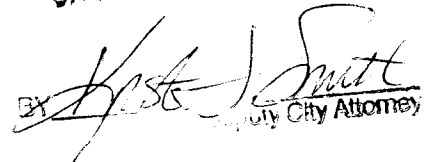
**CITY OF RIVERSIDE**



Real Property Services Manager  
of the City of Riverside

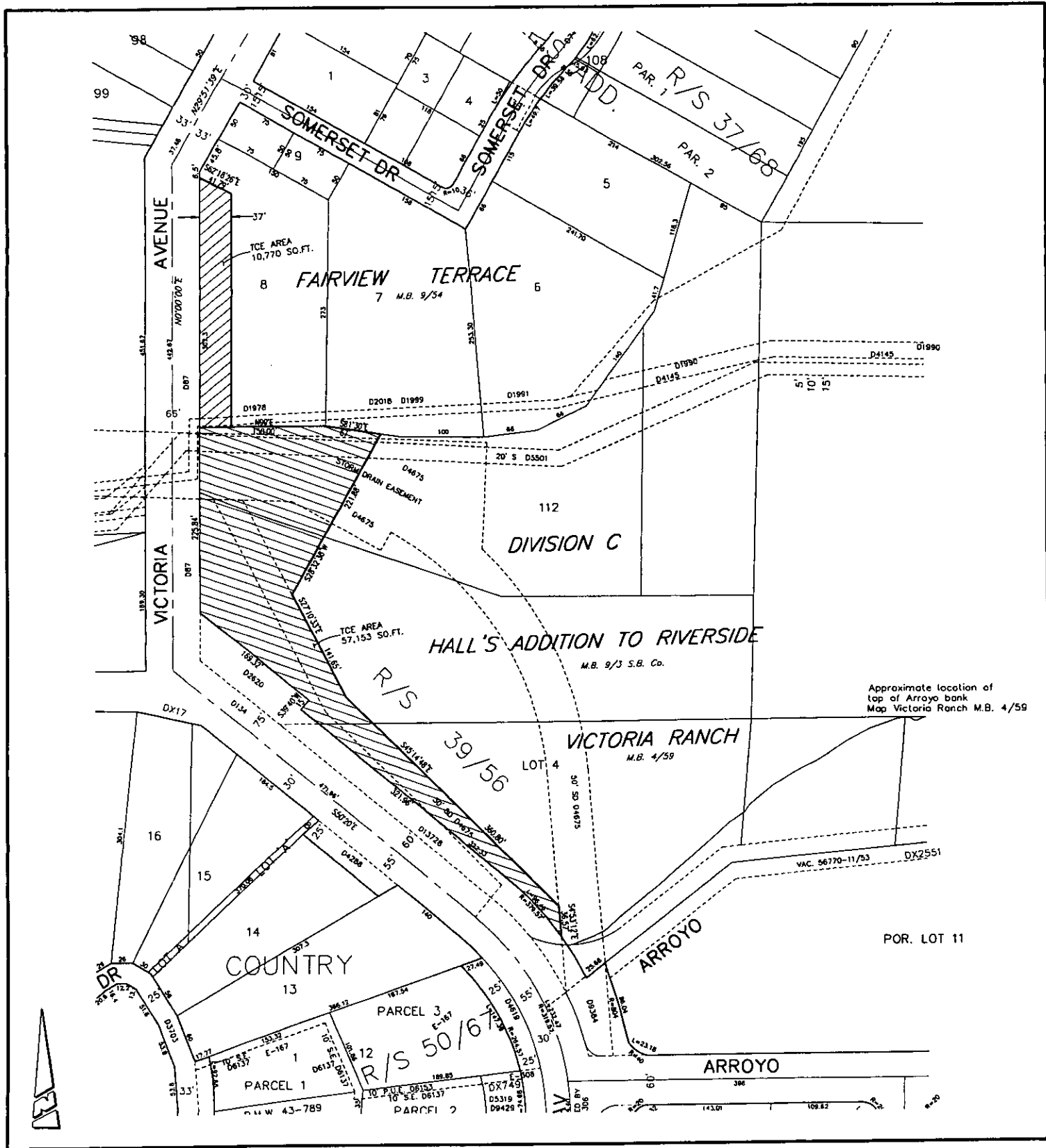
VICTORIA CLUB TCE.DOC

**APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE**

BY   
City Attorney



2003-140639  
02/28/2003 08:08A  
7 of 9



Approximate location of top of Arroyo bank  
 Map Victoria Ranch M.B. 4/59

**• 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

39.8  
 40.7

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 5/29/02

VICTORIA AVENUE BRIDGE

15089



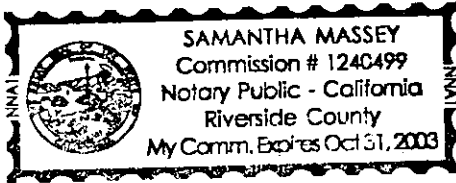
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of Riverside } ss.

On November 21, 2002, before me, Samantha Massey, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Thomas G. Brisco  
Name(s) of Signer(s)

- personally known to me
- 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.

Samantha Massey  
Signature of Notary Public

Place Notary Seal Above

**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: Nov. 19, 2002 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

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

Signer Is Representing: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**

Top of thumb here

