

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)

Project: Van Buren Widening  
Jackson to SAR  
APN: 155-080-046  
Address: No Situs

**DOC # 2008-0268432**

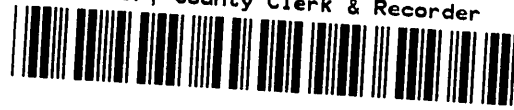
05/20/2008 08:00A Fee:NC

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Recorded in Official Records  
County of Riverside

Larry W. Ward

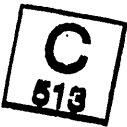
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC									S/3

**D - 16223**

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**TEMPORARY CONSTRUCTION EASEMENT**

EMPIRE MARKET CENTERS, LLC, a California limited liability company, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, a temporary easement and right of way.

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

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

Dated 4/7/08

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

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

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

**EMPIRE MARKET CENTERS, LLC,**  
a California limited liability company

By: [Signature]

Print Name: Steven Peloso

Title: Managing Partner

APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE

BY [Signature]  
Deputy City Attorney



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05/20/2008 08 09A  
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**ACKNOWLEDGEMENT**

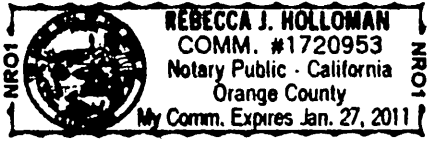
State of California }  
County of ORANGE } ss

On APRIL 8, 2008, before me REBECCA J. HOLLOWAN, NOTARY PUBLIC  
personally appeared STEVEN PELOSO  
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.

Rebecca J. Hollowan  
Notary Signature



2008-0258432  
05/20/2008 08:50A  
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**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §21027)**

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 06, 2005  
and the grantee consents to recordation thereof by its duly authorized officer.

Dated 5/9/08

**CITY OF RIVERSIDE**

By: Amelia M. Valeri

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY [Signature]

EXHIBIT "A"

TEMPORARY CONSTRUCTION EASEMENT

APN: 155-080-046

THAT PORTION OF LOT 50 OF THE MCCLASKEY TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 10, PAGES 36 AND 37, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF JURUPA AVENUE AS DESCRIBED IN THE QUITCLAIM DEED TO THE CITY OF RIVERSIDE, RECORDED SEPTEMBER 26, 1984 AS INSTRUMENT NO. 208504 OF OFFICIAL RECORDS;

THENCE NORTH 16°09'52" EAST, 2.20 FEET ALONG THE SOUTHERLY LINE OF SAID JURUPA AVENUE TO A LINE THAT IS PARALLEL WITH AND DISTANT 2.00 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTHEASTERLY LINE OF VAN BUREN BOULEVARD AS DESCRIBED IN DEED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED JULY 1, 1954 IN BOOK 1604, PAGE 191 OF OFFICIAL RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 49°00'12" EAST ALONG SAID PARALLEL LINE, 75.17 FEET;

THENCE SOUTH 43°22'53" EAST, 20.42 FEET TO SAID NORTHEASTERLY LINE OF VAN BUREN BOULEVARD;

THENCE NORTH 46°37'07" EAST 10.00 FEET TO A LINE LYING 10.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE AFOREMENTIONED COURSE HAVING A BEARING AND DISTANCE OF SOUTH 43°22'53" EAST, 20.42 FEET;

THENCE NORTH 42°22'53" WEST ALONG SAID PARALLEL LINE 20.91 FEET TO A LINE LYING 12.00 FEET NORTHEASTERLY OF AND PARALLEL WITH SAID NORTHEASTERLY LINE OF VAN BUREN BOULEVARD;

THENCE NORTH 49°00'12" WEST ALONG SAID PARALLEL LINE 80.29 FEET TO THE SOUTHERLY LINE OF SAID JURUPA AVENUE;

THENCE ALONG SAID SOUTHERLY LINE SOUTH 16°09'52" WEST 11.02 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 984 SQUARE FEET (0.004 ACRES), MORE OR LESS.

THIS LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION:

*Peter Fitzpatrick*

PETER J. FITZPATRICK, P.L.S. 6777

LICENSE EXPIRES 9/30/2008

Jan. 2, 2008  
DATE

DESCRIPTION APPROVAL:

X-LG\_155-080-046 SE Doc

*Mark S. Brown*  
MARK S. BROWN  
CITY SURVEYOR  
1/23/08  
DATE



2008-0208432  
05/29/2008 08:08A  
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JURUPA AVE

GRANT DEED  
INST. NO.  
42728

QUITCLAIM DEED  
INST. NO. 208504  
9/26/1984

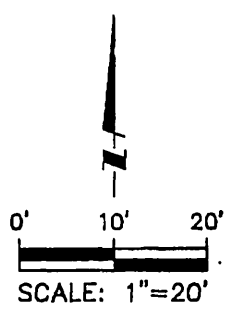
FOR LOT 50  
MCCLASKEY TRACT  
M.B. 10/38 & 37

155-080-046

City Of Riverside

Easement Area = 984 sq.ft.

LINE TABLE  
L1 - N16°09'52"E 2.20'  
L2 - N16°09'52"E 11.02'



T.P.O.B.  
L2  
L1  
P.O.B.

10.00'  
2.00'

N49°00'12"W 80.29'  
S49°00'12"E 75.17'  
N49°00'12"W 94.57'

12' WIDE SANITARY SEWER ESMT.  
INST. NO. 222924 O.R., REC. 7/11/1995

N43°22'53"W  
20.91'  
S43°22'53"E  
20.42'

N46°37'07"E  
10.00'

VAN BUREN BOULEVARD  
7/1/1954 1604/191

• CITY OF RIVERSIDE, CALIFORNIA • 35-7

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	APN: 155-080-046
SCALE: 1" = 20'	DRAFTED: KVO	DATE: 12/26/2007	CHECKED: PJF
SUBJECT: VAN BUREN BLVD. WIDENING / T.C.E.			



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05/28/2008 08 00A  
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