

ORANGE COUNTY TITLE CO.

12572 50-10
When recorded mail to:

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

OC # 2011-0533470

12/02/2011 02:56 PM Fees: \$47.00
Page 1 of 5
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: CMCALEXANDER

FREE RECORDING
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code § 2103)

FOR RECORDER'S OFFICE USE ONLY

DOCUMENTARY TRANSFER TAX - \$0.00
Project: Iowa Avenue Over Pass
Por. APN: 047-100-034-7
Address: 611 Iowa Avenue, Riverside, CA 92507
TRA No. 01111

D- 16749

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged JTR
Investment, LLC, a California limited liability company as Grantor, grants to the CITY OF
RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors
and assigns, an easement and right-of-way for the construction, reconstruction, maintenance,
operation, repair, repair, replacement, relocation, renewal and removal of a **RETAINING
WALL FOOTING** together with all necessary appurtenances, in, under, upon, over and along
that certain real property described in "EXHIBIT A" attached hereto and incorporated herein
by this reference created by the City of Riverside, County of Riverside, State of California.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any
structure, building, or other obstruction and to pass and repass over and along said real property,
and to deposit, place, and maintain any materials and other material thereon by Grantee, its officers, agents
and employees and by persons under contract with said Grantee and their officers, agents and
employees, and to do so wherever necessary for the purpose of constructing, reconstructing,

ORANGE COAST TITLE CO.

12572 50-10

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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)

FOR RECORDER'S OFFICE USE ONLY

DOCUMENTARY TRANSFER TAX - \$0.00
Project: Iowa Avenue Over Pass
Por. APN: 247-140-034-7
Address: 891 Iowa Avenue, Riverside, CA 92507
TRA No. 009-136

D-

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **JTR Investments, LLC, a California limited liability company** as Grantor, grants to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of a **RETAINING WALL FOOTING**, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in **"EXHIBIT A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing,

maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said
RETAINING WALL FOOTING.

JTR Investments, LLC,
a California limited liability company

By: _____

Print Name: _____

Title: _____

By: James T. Rountree
JAMES T. ROUNTREE, MANAGING MEMBER

Print Name: JAMES T. ROUNTREE

Title: managing member

State of California

County of Orange } ss

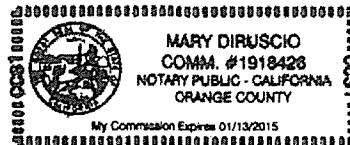
On June 24, 2011, before me, Mary D. Ruscio, Notary Public,

personally appeared James T. Rountree 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.

Mary D. Ruscio
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 8/5/11

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager


APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

IOWA AVENUE OVERPASS
POR. APN: 247-140-034
RETAINING WALL
FOOTING EASEMENT

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

That portion of Parcel 1 of Parcel Map 31914 on file in Book 212 of Parcel Maps at Pages 39 through 40 thereof, Records of Riverside County, California, described as follows:

Beginning at the Northeast corner of said Parcel 1;

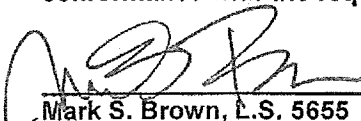
Thence N.89°04'54"W. along the Northerly line of said Parcel 1, a distance of 4.36 feet;

Thence S.40°21'37"E., a distance of 6.66 feet to the Easterly line of said Parcel 1;

Thence N.00°32'48"E. along said Easterly line, a distance of 5.00 feet to the point of beginning.

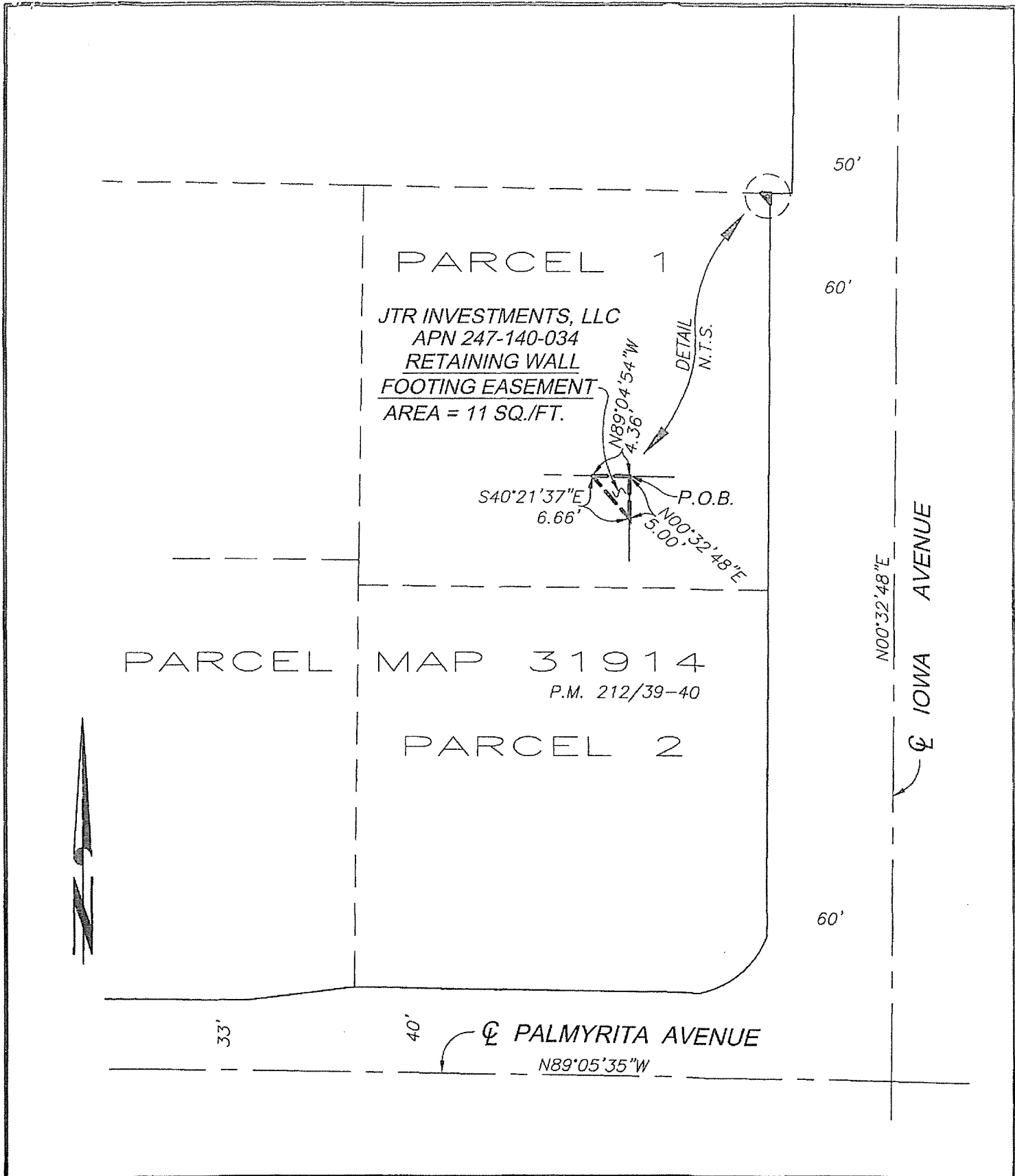
The above described parcel of land contains 11 square feet, more or less.

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
License Expires 9/30/11

3/2/10 Date
Prep. E.V.





● 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

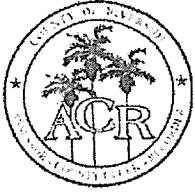
SCALE: 1"=60'

DRAWN BY: EV

DATE: 2/22/10

SUBJECT: IOWA AVENUE OVERPASS

16749



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. 247 -- 140 -- 034-7 I declare that the documentary transfer tax for this
Property Address: 891 Iowa Avenue transaction is: \$ 0.00
Riverside, CA 92507

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. 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.
*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.
10. ___ Section 11930. The conveyance is to the grantor's revocable living trust.
- 11: ___ Other (Include explanation and authority) _____

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

Executed this 2nd day of December, 2011 at San Bernardino California
City State

Catherine A. Von Moos
Signature of Affiant CATHERINE A. VON MOOS
Printed Name of Affiant

Orange Const Title Co.
Name of Firm (if applicable) 1955 Hunt's Lane #100, San Bernardino, CA 92408
Address of Affiant

909-554-6123
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