

Lawyers Title Company

DOC # 2013-0354772

07/23/2013 02:01 PM Fees: \$0.00

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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: MGREGSTON

**FREE RECORDING**

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

9305002

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Street Widening

POR. APN: 147-252-034

**D - 16913**

TAX: 009-172

TAX \$0.00

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **GILBERT SEGURA and HILDA SEGURA, 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,

16913

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 1-22-2013

Gilbert Segura  
GILBERT SEGURA

Hilda Segura  
HILDA SEGURA

State of California

County of Riverside } ss

On January 22, 2013, before me, Esperanza M. Lemus,  
notary public, personally appeared, Gilbert Segura and  
Hilda Segura

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.

Esperanza M. Lemus  
Notary Signature

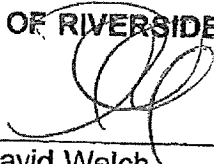


**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

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 2/14/13

CITY OF RIVERSIDE

By   
David Welch  
Real Property Services Manager

147-252-034 TCE.DOC

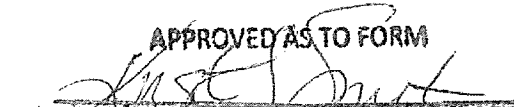
APPROVED AS TO FORM  
  
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

*POR. A.P.N. 147-252-034  
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 2 in Block 13 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 a point on the southwesterly line of said Lot 2, distant 75.00 feet northwesterly from the most southerly corner of said Lot 2; said point being in the southwesterly prolongation of the southeasterly line of that certain parcel of land described in deed to Gilbert Segura, et ux., by Grant Deed recorded March 17, 2004, per Document No. 2004-0185267 of Official Records of Riverside County, California;

Thence North 46°24'00" East, along said southwesterly prolongation and along said southeasterly line, a distance of 25.69 feet to a line that is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from the centerline of Tyler Street, formerly Tyler Avenue, as shown by said map, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE North 30°19'00" West, along said parallel line, a distance of 75.00 feet to the southeasterly line of that certain parcel of land described in deed to Rodrigo Torres, et ux., by Grant Deed recorded July 22, 1994, as Instrument No. 292430 of Official Records of Riverside County, California;

THENCE North 46°24'00" East, along said last mentioned southeasterly line, a distance of 6.16 feet to a line that is parallel with and distant 56.00 feet northeasterly, as measured at right angles, from said centerline of Tyler Street;

THENCE South 30°19'00" East, along said last mentioned parallel line, a distance of 75.00 feet to said southeasterly line of the parcel of land described in document recorded March 17, 2004;


THENCE South 46°24'00" West, along said last mentioned southeasterly line, a distance of 6.16 feet to the POINT OF BEGINNING.

Area - 450 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.

 0/15/2012 Prep. KV  
Mark S. Brown, L.S. 5655 Date





**Consent of Lien Holder**

Wells Fargo Bank N.A. ("Lien Holder"), is the current holder of a Deed of Trust dated June 13, 2013 as recorded in Document No. 2013-281319 County of Riverside, State of California, hereby consents to the grant of the foregoing Temporary Street and Highway Easement by Gilbert Segura and Hilda Segura, husband and wife to the City of Riverside, signed sealed and delivered on January 22, 2013, and joins in the execution hereof solely as Lien Holder and hereby does agree that in the event of the foreclosure of said mortgage, or other sale of said property described in said mortgage under judicial or non-judicial proceedings, the same shall be sold subject to said Temporary Street and Highway Easement.

SIGNED AND EXECUTED this 17<sup>th</sup> day of July 2013.

Wells Fargo Bank NA

By: Edward A. DeBus  
Edward A. DeBus

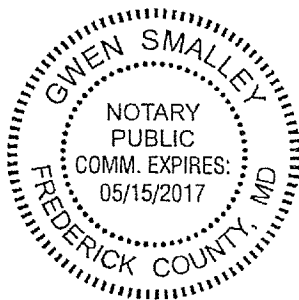
STATE of MARYLAND

COUNTY of FREDERICK

BEFORE ME, the undersigned authority, on this day personally appeared Edward A. DeBus, Vice President, of Wells Fargo Bank, N.A. known to me to be the person and Officer whose name is subscribed to the foregoing instrument and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed of said Bank.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

17<sup>th</sup> Day of July 2013.



Gwen Smalley  
Gwen Smalley, Notary Public State of Maryland

My commission expires: May 15, 2017