

\*\*This document was electronically submitted to the County of Riverside for recording\*\*  
Received by: MABRERA

Commonwealth Land Title Company

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)

9305020

Project: Tyler Street Widening

POR. APN: 147-333-003

TRA 009-175

FOR RECORDER'S OFFICE USE ONLY

**D - 16354**

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **FERNANDO C. MANLUTAC** and **GLORIA L. MANLUTAC**, as Trustees of the **Fernando C. Manlutac and Gloria L. Manlutac Living Trust dated December 30, 1998**, 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.

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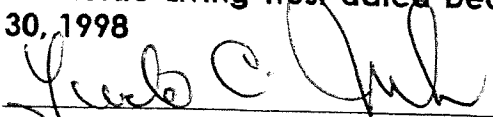
D-16954

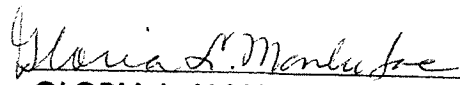
Grantee further promises to make all reasonable efforts to return the surface of the property, with the exception of vegetation, to its original condition prior to entry.

This temporary easement and right-of-way shall terminate 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 1-25-13

**FERNANDO C. MANLUTAC and GLORIA L. MANLUTAC, as Trustees of the Fernando C. Manlutac and Gloria L. Manlutac Living Trust dated December 30, 1998**

  
\_\_\_\_\_  
**FERNANDO C. MANLUTAC, Trustee**

  
\_\_\_\_\_  
**GLORIA L. MANLUTAC, Trustee**

State of California

County of Los Angeles } ss

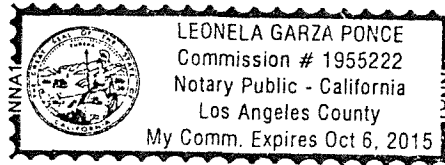
On January 25, 2013, before me, Leonela Garza Ponce, Notary Public,  
notary public, personally appeared, Fernando Calma Manlutac and  
- Gloria De Leon Manlutac

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.

Leonela Garza  
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 [Signature]  
David Welch  
Real Property Services Manager

APPROVED AS TO FORM  
[Signature]  
CITY CLERK

EXHIBIT "A"

*FOR A.P.N. 147-333-003*

*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 3 in Block 49 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 the most westerly corner of said Lot 3;

THENCE North 55°40'00" East, along the northwesterly line of said Lot 3, a distance of 10.00 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 continuing North 55°40'00" East, along said northwesterly line, a distance of 15.00 feet to a line that is parallel with and distant 65.00 feet northeasterly, as measured at right angles, from said centerline of Tyler Street;

THENCE South 34°20'00" East, along said last mentioned parallel line, a distance of 5.00 feet;

THENCE South 55°40'00" West, parallel with said northwesterly line, a distance of 10.00 feet to a line that is parallel with and distant 55.00 feet northeasterly, as measured at right angles, from said centerline of Tyler Street;

THENCE South 34°20'00" East, along said last mentioned parallel line, a distance of 99.61 feet to the southeasterly line of said Lot 3;

THENCE South 55°40'00" West, along said southeasterly line, a distance of 5.00 feet to said line that is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from said centerline of Tyler Street;

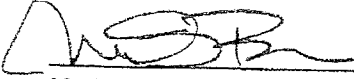

THENCE North 34°20'00" West, along said last mentioned parallel line, a distance of 104.61 feet to the POINT OF BEGINNING.

Area - 573 square feet, more or less.

This temporary easement and right-of-way shall terminate 9 months after issuance of the notice

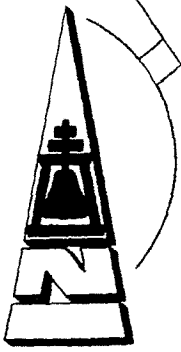
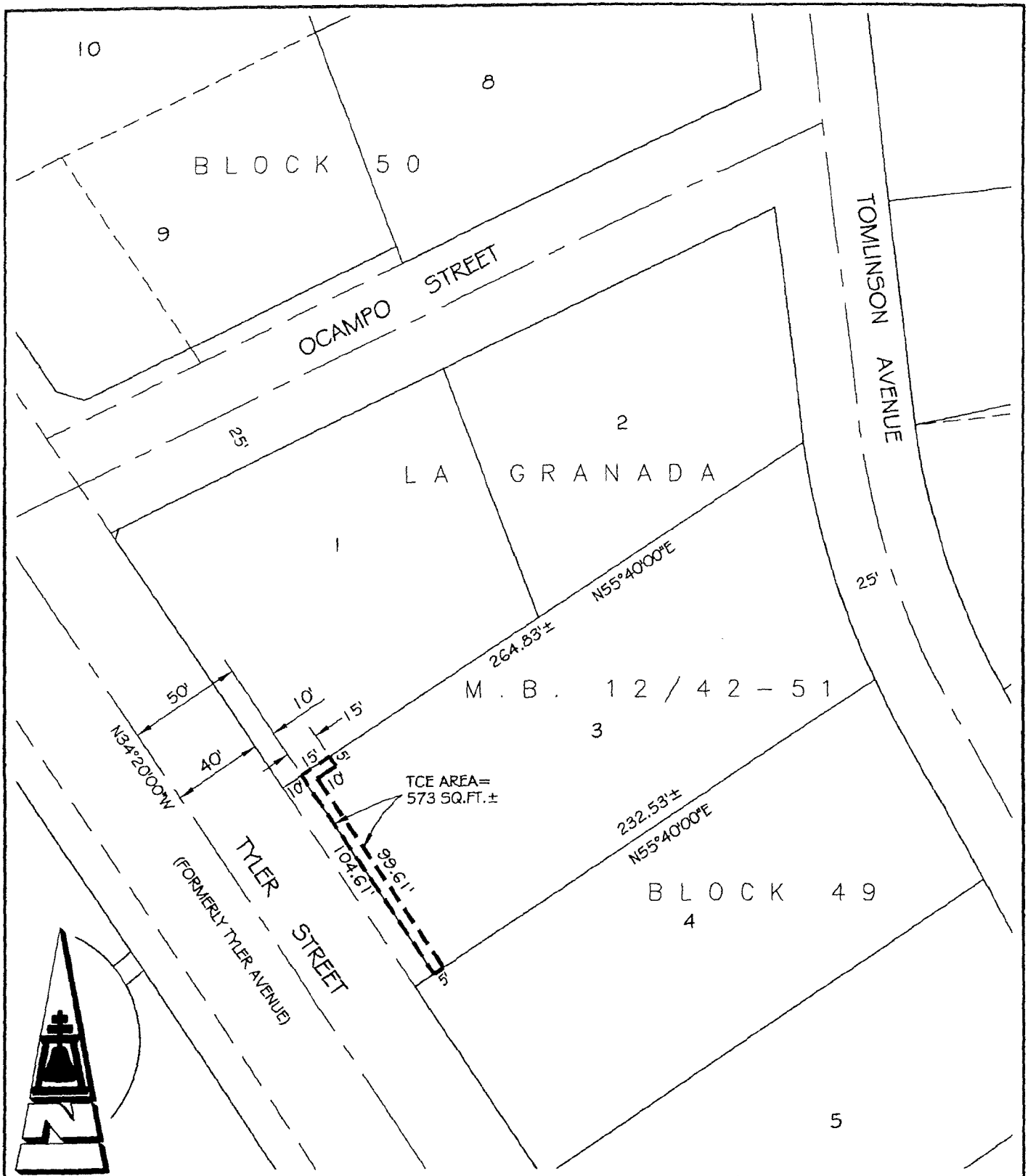
to proceed or upon completion of the public improvements and acceptance by the City as demonstrated by recordation of a notice of completion, whichever occurs first.

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

 8/15/2012 Prep.   
Mark S. Brown, L.S. 5655 Date



D-16984



• CITY OF RIVERSIDE, CALIFORNIA •

D-16954

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: RICH DATE: 7/18/12 SUBJECT: TYLER STREET WIDENING - APN 147-333-003



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. 147 -- 333 -- 003
Property Address: 4475 Tyler St Riverside CA 92505

I declare that the documentary transfer tax for this transaction is: \$ 0.00

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. [checked] 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.
10. Section 11930. The conveyance is to the grantor's revocable living trust.
11. Other (Include explanation and authority)

\*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.

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

Executed this 19 day of November, 20 13 at Newport Beach CA
City State

Mary M. Bates
Signature of Affiant

Mary M. Bates
Printed Name of Affiant

Commonwealth/Lawyers Title Company
Name of Firm (if applicable)

4100 Newport Place Dr, Newport Beach CA 92660
Address of Affiant

(949) 724-3155
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