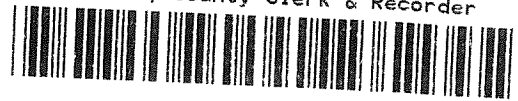


RECEIVED

DOC # 2014-0034466
01/28/2014 10:19A Fee:NC
Page 1 of 7
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

When recorded mail to: FEB - 7 2014

City Clerk's Office City of Riverside
City of Riverside City Clerk's Office
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)

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FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Street Widening
POR. APN: 143-140-049

D - 16979

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ALVORD EDUCATORS ASSOCIATION**, a California corporation, as Grantor, hereby grants 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, with the exception of vegetation, to its original condition prior to entry.

D-16979

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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 1/14/2014

ALVORD EDUCATORS ASSOCIATION, a California corporation

By [Signature]

By Leigh Hawkinson

Emilio Ramirez- Ramirez
(print name)

Leigh Hawkinson
(print name)

Title Development Director

Title PRESIDENT / CEO

Attest: [Signature]
City Clerk

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

State of California
County of Riverside

ss BY [Signature]
Deputy City Attorney

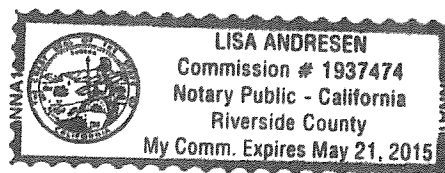
On 12/17/13, before me, Lisa Andresen,
notary public, personally appeared, Leigh Hawkinson

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.

[Signature]
Notary Signature



D-16979



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

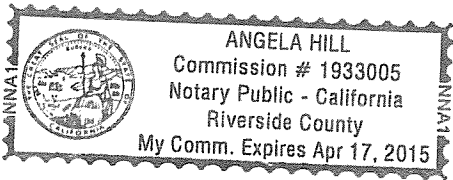
State of California

County of Riverside

On January 28, 2014 before me, Angela Hill, Notary Public

personally appeared Emilio Ramirez

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.

Signature: [Handwritten Signature] 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: APN 143-140-049 TCE

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:

Corporate Officer — Title(s): Corporate Officer — Title(s):

Individual Individual

Partner — Limited General Partner — Limited General

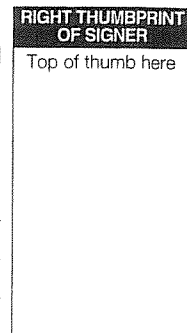
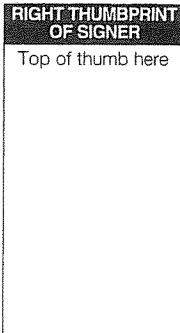
Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: Other:

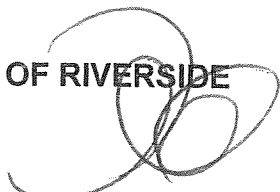
Signer Is Representing: Signer Is Representing:



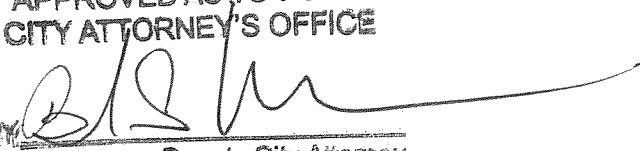
**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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 1-14-14

CITY OF RIVERSIDE

By _____
David Welch
Real Property Services Manager

143-140-049 TCE.DOC

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY _____
Deputy City Attorney

D-16979





EXHIBIT "A"

*POR. A.P.N. 143-140-049
Temporary Construction Easement*

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

That portion Lots 2, 3 and 4 of Castle Homes, as shown by map filed in Map Book 36, Pages 17 and 18, records of said Riverside County, described as follows:

COMMENCING at the most northerly corner of said Lot 2;

THENCE South 55°39'30" West, along the northwesterly line of said Lot 2, a distance of 15.00 feet to a line that is parallel with and distant 55.00 feet southwesterly, as measured at right angles, from the centerline of Tyler Street as shown by said map, and being the **POINT OF BEGINNING** of the parcel of land being described; said parallel line also being the southwesterly line of that certain parcel of land described in Grant Deed in favor of the City of Riverside by document recorded April 13, 1979, as Instrument No. 74626 of Official Records of said Riverside County;

THENCE South 34°20'30" East, along said parallel line and along said southwesterly line, a distance of 177.80 feet to an angle point;

THENCE South 13°57'12" West, continuing along said southwesterly line, a distance of 26.50 feet to a point in the northwesterly line of that certain parcel of land described in Grant Deed in favor of the City of Riverside by document recorded August 21, 1964, as Instrument No. 103273 of Official Records of said Riverside County; said point being in a non-tangent curve concaving northwesterly, having a radius of 137.00 feet and to which the radius bears North 25°11'25" West; said northwesterly line also being concentric with and distant 33.00 feet northwesterly, as measured at radially, from the centerline of Bonita Avenue as shown by said map;

THENCE westerly to the right along said curve and along said northwesterly line, through a central angle of 10°54'57" an arc length of 26.10 feet;

THENCE North 34°20'30" West, a distance of 3.20 feet to a point in line that is concentric with and distant 3.00 feet northwesterly, as measured radially, from said northwesterly line of the parcel described in said document recorded August 21, 1964; said point being the beginning of a non-tangent curve concaving northwesterly, having a radius of 134.00 feet and to which the radius bears North 13°48'18" West;

THENCE easterly to the left along said last mentioned curve through a central angle of 11°05'01" an arc length of 25.92 feet to a line that is parallel with and distant 75.00 feet southwesterly, as measured at right angles, from said centerline of Tyler Street;

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THENCE North 34°20'30" West, along said last mentioned parallel line, a distance of 94.55 feet;

THENCE North 55°39'30" East, perpendicular to said centerline of Tyler Street, a distance of 17.00 feet to a line that is parallel with and distant 58.00 feet southwesterly, as measured at right angles, from said centerline of Tyler Street;


THENCE North 34°20'30" West, along said last mentioned parallel line, a distance of 97.80 feet to said northwesterly line of Lot 2;

THENCE North 55°39'30" East, along said northwesterly line of Lot 2, a distance of 3.00 feet to the POINT OF BEGINNING.

Area - 2149 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.

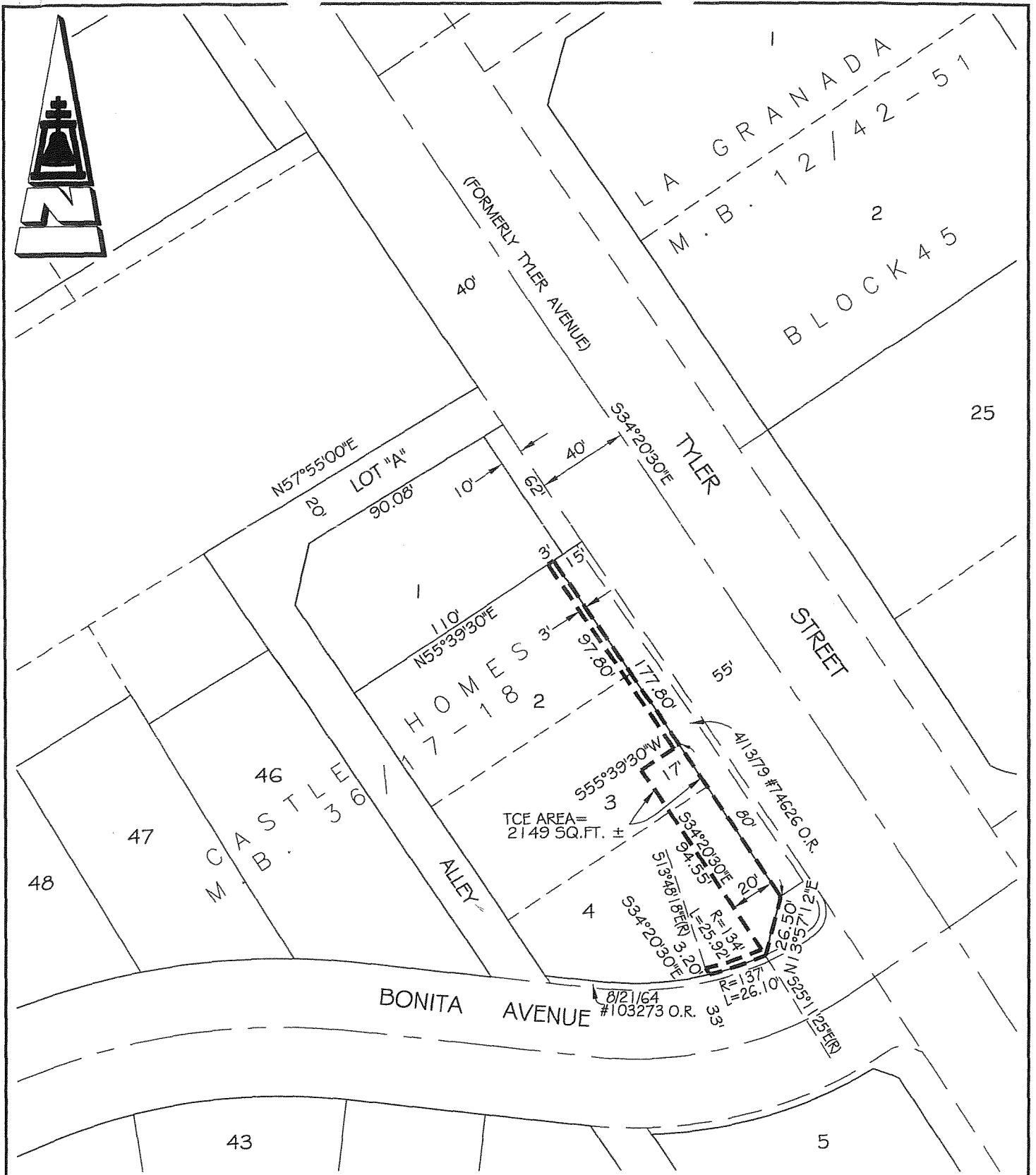
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

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



D-16979





● CITY OF RIVERSIDE, CALIFORNIA ● D-16979

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: 7/26/12 SUBJECT: TYLER STREET WIDENING - APN 143-140-049



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