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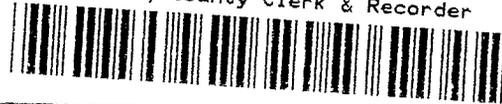
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2009-0622964

12/03/2009 08:00A Fee:NC
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Recorded in Official Records
County of Riverside

Larry W Ward
Assessor, County Clerk & Recorder



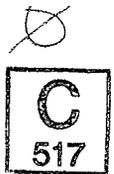
FREE RECORDING

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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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
Co. 10470					T		CTY	UNI	57

Project: 12" Waterline
APN: 225-350-050
Address: 3439 Arlington Avenue

D- 16415



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **WESTMINSTER ARLINGTON LLC**, a California limited liability company, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, 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 **WATERLINE FACILITIES**, 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
WATERLINE FACILITIES.

Dated _____

**WESTMINSTER ARLINGTON LLC,
a California limited liability company**

Signature next page

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____



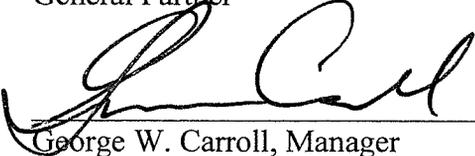
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Westminster Arlington LLC
Signature Block for Easement to City of Riverside for Waterline Facilities

WESTMINSTER ARLINGTON LLC,
A California limited liability company

By: WESTMINSTER FUND V LP,
An Illinois limited partnership
Its: Member

By: WESTMINSTER ADVISORS V LLC,
An Illinois limited liability company
Its: General Partner

By: 
George W. Carroll, Manager



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State of California

County of Riverside } ss

On 10/7/09, before me, Jennifer Moreno, Notary Public,

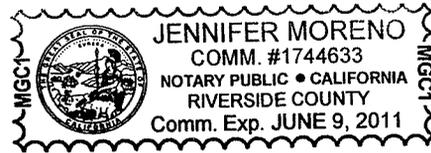
personally appeared George W. Carroll who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

Jennifer Moreno

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, 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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

DATED 11/19/09

CITY OF RIVERSIDE

By: Amelia M. Valeri

APPROVED AS TO FORM

Susan Wilson
DEPUTY CITY ATTORNEY

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EXHIBIT "A"
WATERLINE EASEMENT

That portion of Parcel 2 as described in Certificate of Compliance (Waiver of Parcel Map) PMW-32-790 recorded August 22, 1980 as Instrument No. 152918, Official Records of Riverside County, California, lying within Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

COMMENCING at the intersection of the Northwesterly right of way line of the Riverside Water Company Canal with a line which is parallel with and distant 60.00 feet North as measured at right angles from the centerline of Arlington Avenue;

THENCE along said Northwesterly right of way line, North 63° 00' 19" East, a distance of 382.06 feet to the beginning of a tangent 583.47 foot radius curve concave Northwesterly;

THENCE Northeasterly along the arc of said curve through a central angle of 01°25'41", a distance of 14.54 feet to the **TRUE POINT OF BEGINNING** of said centerline description;

THENCE North 26°59'41" West, a distance of 94.14 feet;

THENCE North 31°17'02" East, a distance of 84.90 feet;

THENCE North 29°53'35" East, a distance of 37.00 feet to a point hereinafter referred to as **POINT "A"**;

THENCE North 29°53'35" East, a distance of 140.81 feet;

THENCE North 65°33'20" East, a distance of 66.65 feet to a point hereinafter referred to as **POINT "D"**;

THENCE North 65°33'20" East, a distance of 66.02 feet;

THENCE North 31°48'20" East, a distance of 151.50 feet to a point hereinafter referred to as **POINT "B"**;

THENCE North 31°48'20" East, a distance of 64.25 feet to a point hereinafter referred to as **POINT "C"**;

THENCE North 31°48'20" East, a distance of 33.43 feet to a point on the Northerly line of said Parcel 2, said point also being the termination of said centerline description.

The sidelines of the above described parcel shall be lengthened or shortened so as to terminate on the Northwesterly right of way line of the Riverside Water Company Canal and on the Northerly line of said Parcel 2.

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TOGETHER WITH that portion of said Parcel 2, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

BEGINNING at the herein before mentioned **POINT "A"**;

THENCE South 58°11'40" East, a distance of 17.37 feet to the termination of said centerline description.

ALSO TOGETHER WITH that portion of said Parcel 2, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

BEGINNING at the herein before mentioned **POINT "B"**;

THENCE South 58°11'40" East, a distance of 27.23 feet to the termination of said centerline description.

ALSO TOGETHER WITH that portion of said Parcel 2, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

BEGINNING at the herein before mentioned **POINT "C"**;

THENCE South 58°13'24" East, a distance of 17.27 feet to the termination of said centerline description.

ALSO TOGETHER WITH that portion of said Parcel 2, lying within a strip of land 10.00 feet in width, the centerline being described as follows:

BEGINNING at the herein before mentioned **POINT "D"**;



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THENCE North 24°26'40" West, a distance of 7.00 feet;

THENCE North 58°11'40" West, a distance of 175.31 feet;

THENCE South 31°48'20" West, a distance of 22.00 feet to the termination of said centerline description.

The above described parcel of land contains 17,426 square feet, more or less.



Robert A. Stockton, RCE 33591
Expiration June 30, 2010



10/16/09
Date

DESCRIPTION/APPROVAL:

BY: [Signature] 10/26/09
DATE

FOR: MARK S. BROWN
CITY ENGINEER



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91 FREEWAY

NORTHERLY LINE
PARCEL 2 PER
PMW-32-790

APN 225-350-050
PMW-32-790
PARCEL 2
8-22-1980
INST. NO. 152918

POINT "C"
POINT "B"

POR. OF SE 1/4
OF 1/4 SECTION
T. 2 S. R. 5
S. 34 W.

POINT "D"

17,426 SQ. FT.
SOUTHEASTERLY LINE
PARCEL 1 PER
PMW-32-790

POINT "A"

APN
225-350-055
PMW-32-790
PARCEL 1

NORTHWESTERLY LINE
RIVERSIDE WATER
COMPANY CANAL

RIVERSIDE WATER CO.
CANAL
A.T. & S.F. R.R.

NAME	DIRECTION	LENGTH
L1	N 58° 13' 24" W	17.27
L2	N 58° 11' 40" W	27.23
L3	N 58° 11' 40" W	17.37
L4	N 26° 59' 41" W	94.14
L5	N 31° 17' 02" E	84.90
L6	N 29° 53' 35" E	37.00
L7	N 31° 48' 20" E	64.25
L8	N 31° 48' 20" E	33.43
L9	N 24° 26' 40" W	7.00
L10	N 31° 48' 20" E	22.00
L11	N 65° 33' 20" E	66.65
L12	N 65° 33' 20" E	66.02

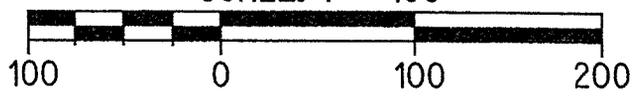
SCALE: 1" = 100'

TPOB
 $\Delta = 1^{\circ} 25' 41''$
 $R = 583.47'$
 $L = 14.54'$

POC
N63°00'19"E
382.06'

ARLINGTON AVENUE

TO MCMAHON STREET



CITY OF RIVERSIDE

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1



1223 UNIVERSITY AVENUE - SUITE 240
RIVERSIDE, CA 92507
951 782 0707
(FAX) 951 782 0723

rickengineering.com

San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

WATER EASEMENT

16415

SCALE: 1"=100' DATE: SEPT. 16, 2009

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