

When recorded mail to:

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

DOC # 2011-0421732

09/22/2011 02:24P Fee:NC

Page 1 of 7

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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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LCHGCC						T:	CTY	UNI	512

FOR RECORDER'S OFFICE USE ONLY

Project: P11-0162
Por. APN: 211-183-025
Address: 1715 University Ave.

D - 16720



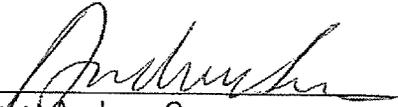
GRANT OF EASEMENT

CHICAGO-UNIVERSITY GROUP, LLC, a California limited liability company, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant 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 public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, in, under, upon, over and along that certain real property as described in **EXHIBIT "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

**CHICAGO-UNIVERSITY GROUP, LLC,
a California limited liability company**

By: WPI-UNIVERSITY N, LLC
a California limited liability company
Its: Manager

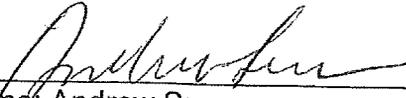
By: WPI-CH, LLC
a Nevada limited liability company
Its: Manager

By: 
Name: Andrew Sun
Its: Manager

By: 
Name: John E. Young
Its: Manager

By: WPI-UNIVERSITY G, LLC
a California limited liability company
Its: Manager

By: WPI-CH, LLC
a Nevada limited liability company
Its: Manager

By: 
Name: Andrew Sun
Its: Manager

By: 
Name: John E. Young
Its: Manager



2011-0421732
09/22/2011 02:24P
2 of 7

State of California

County of Los Angeles } ss

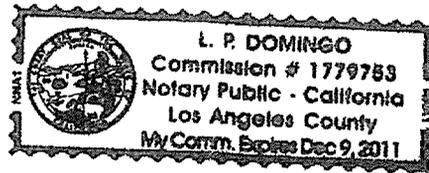
On Sept. 14 2011, before me, L.P. Domingo, Notary Public,
notary public, personally appeared, John E. Young

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



2011-0421732
08/22/2011 02:24P
3 of 7

State of California

County of Los Angeles } ss

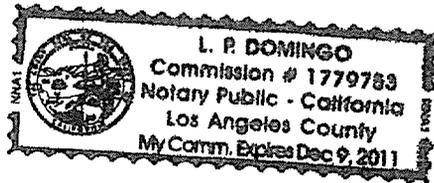
On Sept. 15, 2011, before me, L.P. Domingo, Notary Public,
notary public, personally appeared, Andrew Sun

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.

L. P. Domingo
Notary Signature



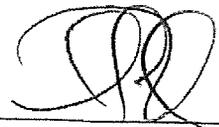
2011-0421732
09/22/2011 02:24P
4 of 7

**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 9/22/11

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY



2011-0421732
09/22/2011 02:24P
5 of 7

EXHIBIT A
(APN 0211-183-025-1)

Being the Northerly 5.00 feet of Lot 53 of the Alta Mesa Tract, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 7, Page 30, of Maps, in the Office of the County Recorder of said County.

Containing 300 Square Feet, more or less.

Subject to covenants, conditions, restrictions, and easements of record if any.

Prepared by me or under my direction



Gordon D. Edwards, PLS 6678
Expiration 6-30-2012



DESCRIPTION APPROVAL:

BY:  7/18/11
DATE

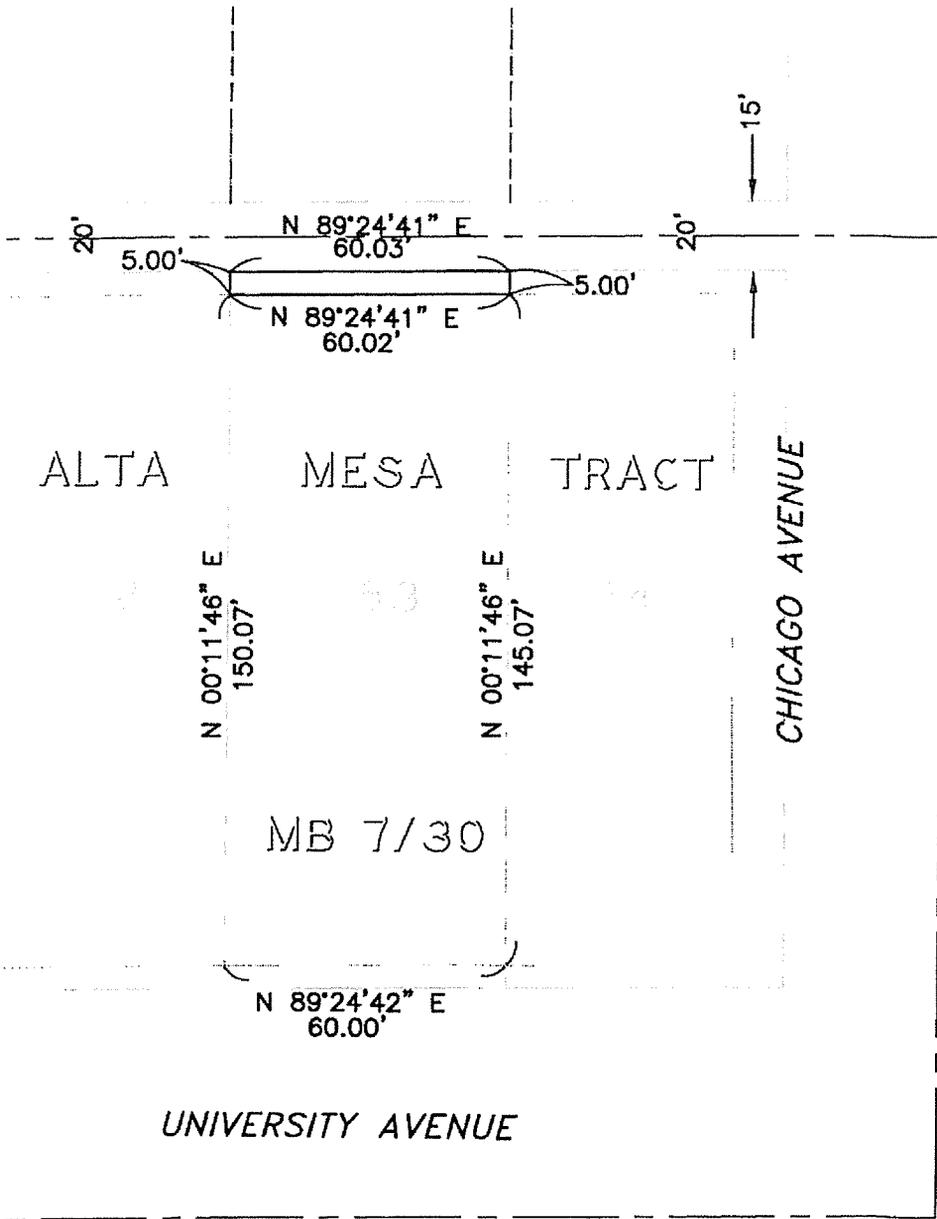
FOR: MARK S. BROWN
CITY SURVEYOR



2011-0421732
09/22/2011 02:24P
6 of 7

LOT LINE ADJUSTMENT
P11-0162

SHEET 1 OF 1



2811-8421732
69/22/2011 02:24P
7 of 7



adkan ENGINEERS
Civil Engineering · Surveying · Planning
6820 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

SCALE: 1"=40'

JOB NO. 7724

DATE: 6/11

CLIENT: WORLD PREMIER INV.

APPROVED BY:

Gordon D. Edwards

GORDON D. EDWARDS L.S. 6678

PM No. 36029
LOT LINE ADJUSTMENT
LOT 53

16720