



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)

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FOR RECORDER'S OFFICE USE ONLY

Project: VC-001-012
Merrill Ave. Riverside Plaza

D - 15197

TREE PLANTING EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WESTMINSTER CENTRAL L.L.C., an Illinois Limited Liability Company, as Grantor(s), grant(s) 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 planting, replanting, and maintaining of trees of such types as shall be designated by the City of Riverside in, under, upon, over and along that 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.

Said easement is to be used for all purposes proper and convenient in the planting, replanting and maintenance of trees, including the rights of ingress and egress, the temporary deposit of tools, equipment, machinery, vehicles, materials and supplies used in the performance of said work, and for similar and related purposes by the City of Riverside, its officers, employees, agents or contractors.

Dated July 24, 2003

WESTMINSTER CENTRAL L.L.C., an Illinois Limited Liability Company

By: WESTMINSTER FUND II, L.P. an Illinois Limited Partnership, It's Manager

By: WESTMINSTER ADVISORS II, L.L.C. and Illinois Limited Liability Company,

It's General Partner,

By: George W. Carroll
George W. Carroll, Manager

GENERAL ACKNOWLEDGEMENT

ILLINOIS
State of ~~California~~
County of LAKE } ss

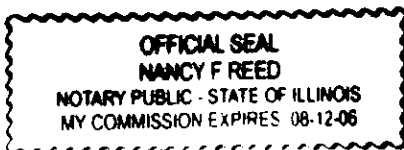
On JULY 24, before me NANCY F. REED
(date) (name)

a Notary Public in and for said State, personally appeared

GEORGE CARROLL

Name(s) of Signer(s)

personally known to me - OR - 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.



WITNESS my hand and official seal.

Nancy F. Reed
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:




2003-617470
08/13/2003 08:08A
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**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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8/11/03

CITY OF RIVERSIDE


Interim Real Property Services Manager
of the City of Riverside
MEL GUTIERREZ

**APPROVED AS TO FORM
CITY ATTORNEYS OFFICE**


BY Deputy City Attorney

KRISTI SMITH
DEPUTY CITY ATTORNEY



2003-617470
08/13/2003 09:00A
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EXHIBIT "A"

**City of Riverside
Merrill Avenue Landscape Easement**

That portion of the North one-half of Section 34, Township 2 South, Range 5 West, S.B.M. as described in Grant Deed in favor of the City of Riverside recorded in Book 1888 of Official Records, Page 240, et seq., Records of Riverside, California, together with portions of Lots "F" and "G" of Parcel Map No. 13044 on file in Book 109 of Parcel Maps, Pages 66 through 68 thereof, Records of Riverside County, California, lying 5.00 feet southwesterly, southerly, southeasterly and easterly of the following described line:

COMMENCING at centerline intersection of Merrill Avenue and Riverside Avenue as shown by said Parcel Map No. 13044;

Thence S.00°01'57"E. along the centerline of said Riverside Avenue, a distance of 67.72 feet;

Thence S.89°58'03"W., a distance of 44.00 feet, to the most southerly corner of said Lot "G", said corner being a point in a line parallel with and 44.00 feet westerly of said centerline of Riverside Avenue;

Thence N.00°01'57"W. along said parallel line, a distance of 7.28 feet, being the **POINT OF BEGINNING** of the line to be described;

Thence continuing N.00°01'57"W. along said parallel line, a distance of 8.81 feet;

Thence N.34°36'32"W., a distance of 34.01 feet, to a line parallel with and 23.00 feet southerly of the centerline of said Merrill Avenue;


Thence S.89°21'29"W. along said parallel line, a distance of 1526.41 feet;

Thence S.44°38'24"W., a distance of 39.41 feet, to a line parallel with and 43.00 feet easterly of the centerline of De Anza Avenue as shown by said Parcel Map No. 13044, said parallel line also being the west line of said Lot "F";

Thence S.00°05'03"E. along said parallel line, a distance of 8.08, to the most southerly corner of said Lot "F", being the Terminus of said line description.

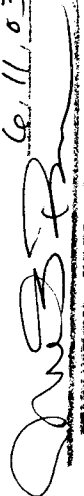
The above described parcel of land contains 8,015 square feet, more or less.

KCT CONSULTANTS, INC.
Prepared Under the Supervision of:


Marissa Crowther PLS No. 6152

Date: July 11th 2003



REGISTRATION APPROVAL

CITY OF RIVERSIDE

KCT

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08/13/2003 08:08A
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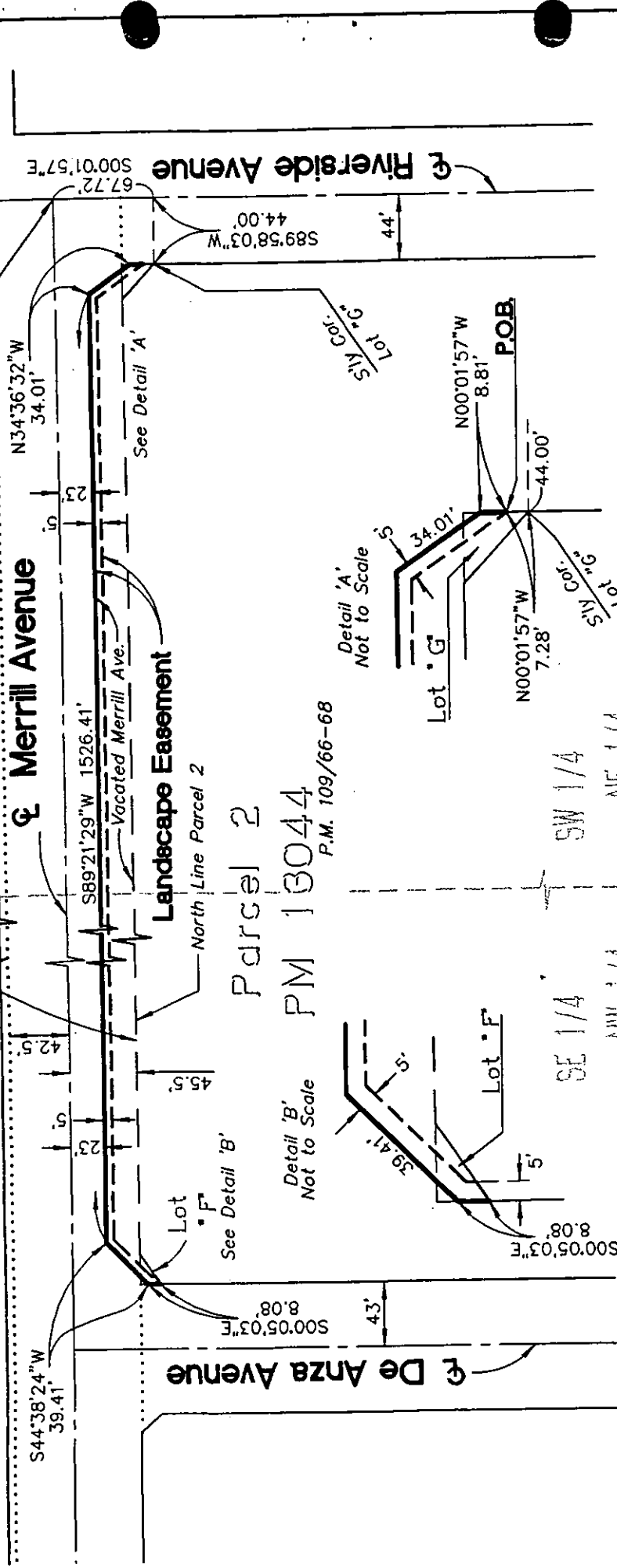


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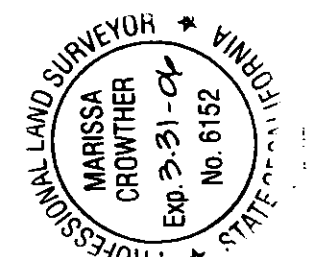
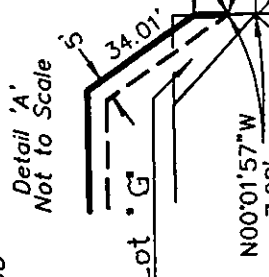
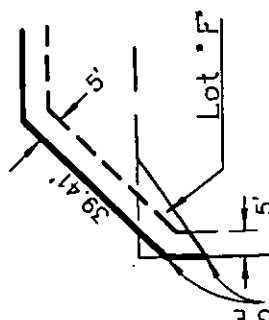


Not to Scale

Portion N1/2 Sec. 34
88' Conveyed to the City of
Riverside by Deed, Bk. 1888/240,
Official Records



Parcel 2
PM 13044
P.M. 109/66-68



Prepared under the supervision of:

Marissa Crowther 7-11-03

MARISSA CROWTHER, PLS 6152 DATE

MERRILL AVENUE Landscape Easement

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners
P.O. Box 5705 Riverside, CA 92517-4705 Phone: 909.241.9940 Fax: 909.241.9945
6341 Latham St., Suite 200, Riverside, CA 92501 e-mail: kctinfo@kctsurveyors.com

EXHIBIT 'B'
Sheet 1 of 1
Scale: None
December 2002
WO 1235-01

53-2
54-1
15197