

When recorded mail to:

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

DOC # 2006-0130510

02/23/2006 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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FOR RECORDER'S OFFICE USE ONLY

C
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Project: P04-0545 Lot Line Adj.
Arlington & La Sierra Avenues
A.P.N. 154-080-001 & 154-090-017

D -

GRANT OF EASEMENT

ADVANCE DEVELOPMENT, 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 municipal corporation of the State of California, 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.

Dated 02-07-06

ADVANCE DEVELOPMENT, LLC, a California limited liability company

By [Signature]
Howard Chorng Jeng Wu
(print name)

Title manager

By _____

(print name)

Title _____

GENERAL ACKNOWLEDGEMENT

State of California

County of LOS ANGELES } ss

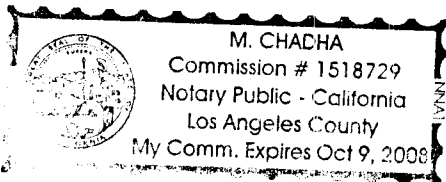
On FEB. 7th - 2006, before me M. CHADHA NOTARY PUBLIC
(date) (name)

a Notary Public in and for said State, personally appeared

CHORNG JENG HOWARD WU

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.

[Signature]
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
(+) Corporate Officer(s)
Title MANAGER
Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

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

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



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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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 2/22/06

CITY OF RIVERSIDE

By Amelia M. Vukowich

P04-0545 LLAGOE WU.DOC

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

BY R. Magy
Deputy City Attorney



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15/06/07

EXHIBIT "A"

ARLINGTON AVENUE DEDICATION

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

That portion of the West Half of Section 34, Township 2 South, Range 6 West, and that portion of the Northwest Quarter of Section 3, Township 3 South, Range 6 West, both of the Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, records of said Riverside County, more particularly described as follows:

That portion of that parcel of land described as Parcel 1 in Grand Deed recorded July 28, 2003, per Document No. 2003-568407 of Official Records of said Riverside County, that lies within a strip of land 55.00 feet in width, the southwesterly line of said strip of land being described as follows:

BEGINNING at the intersection of the centerline of Arlington Avenue with the centerline of Western Avenue, as shown by Record of Survey on file in Book 38, Page 43 of Record of Surveys, records of said Riverside County; said intersection is also shown on Sheet 3 of 10 Sheets of Record of Survey on file in Book 33, Pages 81 through 90 of Record of Surveys, records of said Riverside County;

THENCE South 87°03'01" West, along said centerline of Arlington Avenue, a distance of 541.32 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 1200.00 feet;

THENCE westerly to the right along said curve through a central angle of 55°20'36" an arc length of 1159.11 feet to a line that is parallel with and distant 62.00 feet southwesterly, as measured at right angles, from the northeasterly line of Lot "C" of Westgate Tract, as shown by map on file in Book 34, Page 11 of Maps, records of said Riverside County; said parallel line is also shown as the centerline of construction of Arlington Avenue on Sheet 4 of 25 sheets of Public Works Department Street Improvement Plan R-897, on file with City of Riverside;

THENCE North 37°36'23" West, along said centerline of construction, a distance of 783.42 feet to an intersection with the centerline of Western Hills Drive as shown by said Street Improvement Plan and the END of this line description;

EXCEPTING THEREFROM that portion lying with those certain parcels of land described in deed to the County of Riverside by document recorded November 25, 1918, in Book 494, Page 18, et seq., of Deeds, records of said Riverside County;

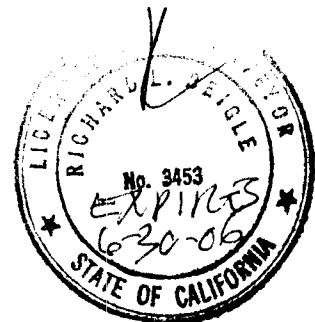
ALSO EXCEPTING THEREFROM that portion lying Parcels 68 and 74 of said Record of Survey filed in Book 33, Pages 81 through 90 of Record of Surveys, records of said Riverside County.

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

5-6-05

Richard L. Beigle, L.S. 3453
License Expires 6/30/06

Date



DESCRIPTION APPROVAL:

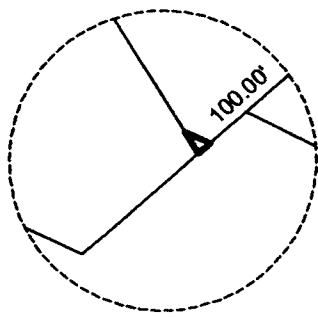
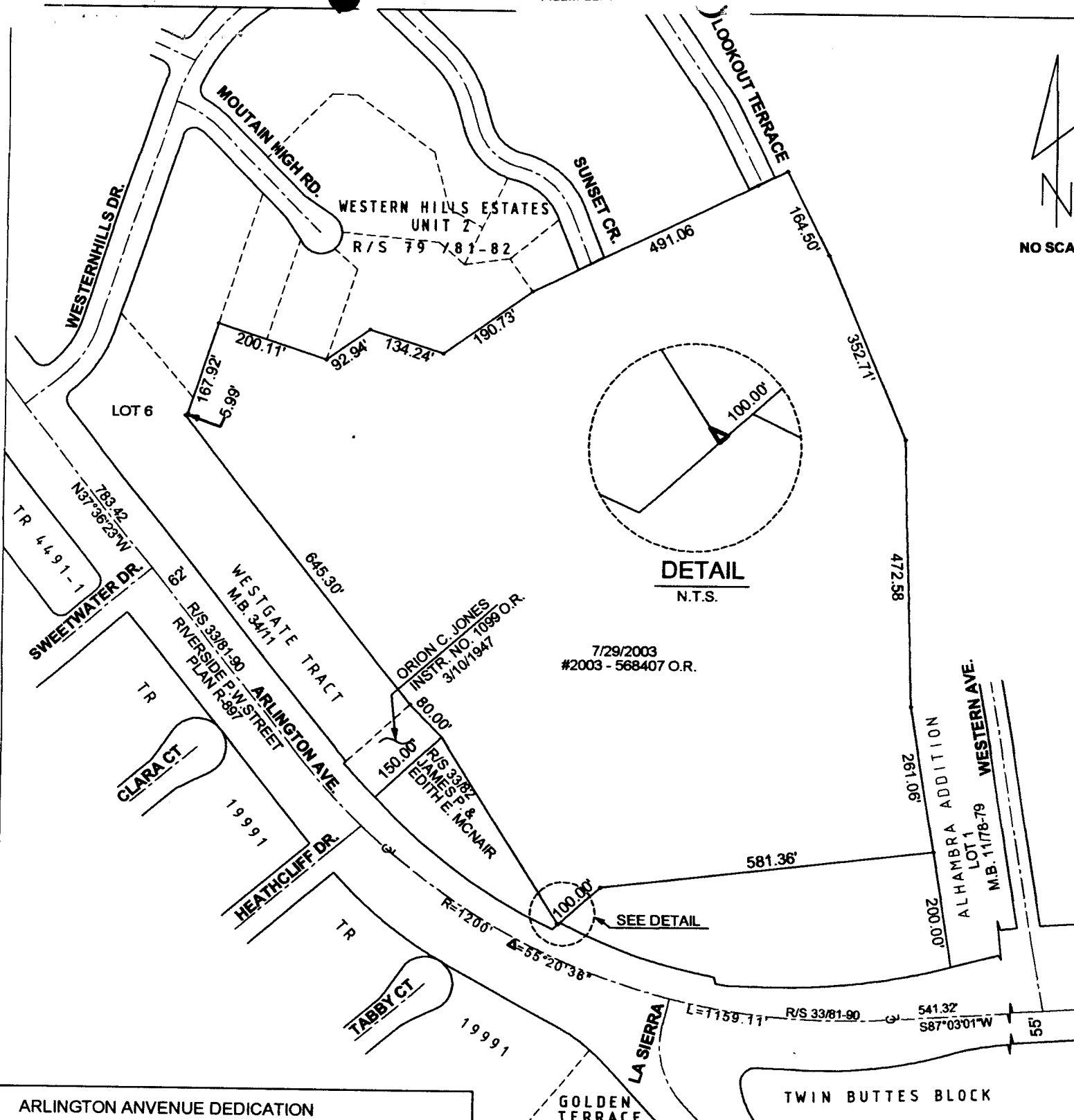
BY: K. Stout 06/01/2005
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

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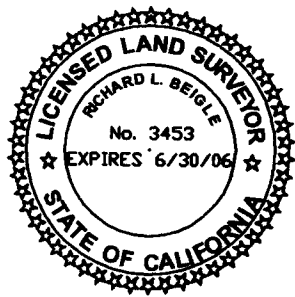
DETAIL
N.T.S.

7/29/2003
#2003 - 568407 O.R.

ARLINGTON AVENUE DEDICATION

GOLDEN TERRACE

TWIN BUTTES BLOCK



RICHARD L. BEIGLE - LICENSED LAND SURVEYOR
67 MIRA COLLADO
SAN CLEMENTE, CA 92673
TELE: 949-510-2101, FAX 949-388-4294
richbeigle@cox.net

PREPARED BY: *[Signature]* L.L.S. NO. 3453

DATE 5-6-05

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

PROJECT: LLA
SCALE: N.T.S. 48.5

15667