

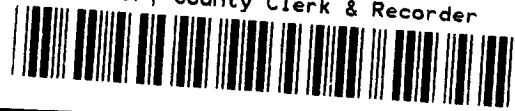
When recorded mail to:

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

DOC # 2007-0576908
09/12/2007 08:00A 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
			7						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									513

Project: LL=P04-0545
APN: 154-090-007
Address: Arlington and Western Hills

D- 16093



OPEN SPACE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JOSE LUIS HUIZAR AND SOCORRO HUIZAR, husband and wife as joint tenants 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 for Open Space purposes to preserve and maintain said land in it's natural condition, to be kept free of buildings, structures, materials, fencing, equipment, and earthfill or deposit, 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. Said Open Space Easement does not include any right of access and the City of Riverside shall not have any responsibility for maintenance thereof.

Date: 09-05-07

Jose Luis Huizar
JOSE LUIS HUIZAR

Socorro Huizar
SOCORRO HUIZAR

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside

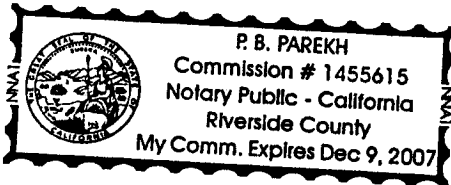
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On September 5, 2007 before me P. B. Parekh
(date) (name)

a Notary Public in and for said State, personally appeared

Jose Huizar and Socorro Huizar
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.

P. B. Parekh
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:

**CERTIFICATE OF ACCEPTANCE
(Government Code Section §21027)**

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, 2003 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 9/11/07

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney

CITY OF RIVERSIDE

By: Amelia M. Valeri

Title: Real Property Manager



2007-0576908
09/12/2007 08:00A
2 of 7

EXHIBIT "A"

OPEN SPACE EASEMENT

THAT PORTION OF RANCHO LA SIERRA SUBDIVISION AS SHOWN BY A MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN PORTIONS OF SECTION 3 TOWNSHIP 3 SOUTH, RANGE 6 WEST AND SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF LOT 1 OF ALHAMBRA ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS AT PAGES 78 AND 79, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WHICH BEARS N9°27'00"W, 200 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 1 OF SAID THE ALHAMBRA ADDITION; THENCE S83°09'00"W, 581.36 FEET; THENCE S47°50'00"W, 100 FEET TO A POINT ON THE NORTHEASTERLY LINE OF ARLINGTON AVENUE; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE THAT IS THE SOUTHWESTERLY TERMINUS OF A LINE THAT IS 130.00 FEET FROM THE PARALLEL TO, MEASURED AT RIGHT ANGLES, THE LINE DESCRIBED HEREINBEFORE AT S47°50'00"W, 100.00 FEET AND THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED. THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHEASTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO ORION C. JONES, ET UX., BY DEED RECORDED MARCH 10, 1947 AS INSTRUMENT NO. 1099, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE N43°55'00"E, ALONG THE SOUTHEASTERLY LINE OF SAID DEED, 150.00 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL CONVEYED TO ORION C. JONES; THENCE S43°04'54"E, 253.28 FEET TO AN INTERSECTION WITH SAID LINE THAT IS 130 FEET AND PARALLEL TO THE HEREINBEFORE DESCRIBED LINE HAVING A BEARING AND DISTANCE OF S47°50'00"W, 100.00 FEET; THENCE S47°50'00"W, ALONG SAID PARALLEL LINE 117.07 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ALL THAT CERTAIN REAL PROPERTY LYING BETWEEN THE FOLLOWING DESCRIBED LINE AND A LINE 55.00 FEET NORTHERLY OF AND PARALLEL TO SAID LINE MEASURED RADIALLY;

TO WIT:

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:



2007-0576908
09/12/2007 08:00A
3 of 7

16093

THAT PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AND THAT PORTION 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, LYING 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 RECORDS 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 RECORDS OF SURVEYS, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH $87^{\circ}03'01''$ 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 ANGLES OF $55^{\circ}20'36''$ 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 $37^{\circ}36'23''$ 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;

ALSO 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 DEED, RECORDS OF SAID RIVERSIDE COUNTY;

ALSO EXCEPTING THEREFROM THAT PORTION LYING PARCELS 68 AND 74 OF SAID RECORD OF SURVEY FILES IN BOOK 33, PAGES 91 THROUGH 90 OF RECORDS OF SURVEYS;



2007-0576908
09/12/2007 08:00A
4 of 7

16093

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN ARLINGTON AVENUE;

ALSO EXCEPTING THAT PORTION OF RANCHO LA SIERRA SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN PORTIONS OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST AND SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 200.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE ALHAMBRA ADDITION AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 78 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 83° 09' WEST, 581 FEET;

THENCE SOUTH 47° 50' WEST 90.00 FEET TO A POINT NORTH 47° 50' EAST 10.00 FEET FROM THE NORTHERLY LINE OF ARLINGTON AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

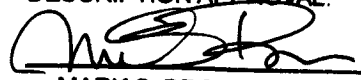
THENCE CONTINUING SOUTH 47° 50' WEST 10.00 FEET TO A POINT ON SAID NORTHERLY LINE OF ARLINGTON AVENUE;

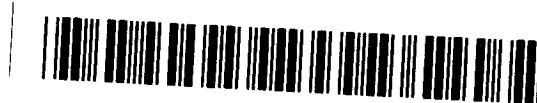
THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF ARLINGTON AVENUE TO THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO ORION C. JONES, ET UX, BY DEED RECORDED MARCH 10, 1947, AS INSTRUMENT NO. 1099;

THENCE NORTH 43° 55' EAST 150 FEET;

THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL:

 9/5/07
MARK S. BROWN DATE
CITY SURVEYOR



2007-0576908
09/12/2007 08:00A
5 of 7

16093

2007-0576908
 09/12/2007 08:00
 5 of 7



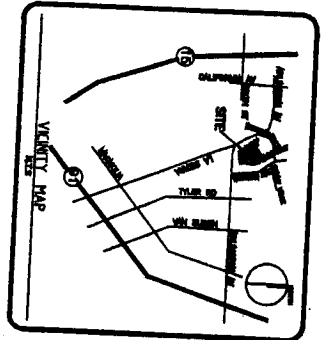
TABBY CT

LA SIERRA

ARLINGTON AVE

PARCEL A

PARCEL B



SEC 3 T3S. R&W.
 SEC 3 T3S. R&W.

154090029

154090019

154090018

154090011

154090017

154090007

154090007

154090006

EXISTING LOT LINE

PROPOSED LOT LINE

SECTION LINE

OPEN SPACE EASEMENT

Project Name and Address
 SIERRA COMMONS LTD
 22871 E. TOWN ROAD, SUITE 1200
 (949) 451-1517

Project Name and Address
 11109 ARLINGTON AVE.
 RIVERSIDE, CALIFORNIA
 APN 154-080-001,
 APN 154-081-006,
 APN 154-090-017

APRIL 26 2004
 150

No.	Description/Action	Date

16093