

When recorded mail to:

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

DOC # 2011-0237954

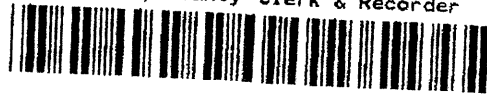
05/31/2011 11:20A Fee:NC

Page 1 of 18

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
1			18						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
nchg cc per const - per benefit of City of Riv.							CTY	UNI	509

FOR RECORDER'S OFFICE USE ONLY

Project: T32646 & RUSD

POR. A.P.N. 274-210-064 & 069

D - 16665C
509

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SHENG TAI LLC, A California limited liability company, as to an undivided 34% interest, HSIU I. SHEN and SU CHIN LIN SHEN, Trustees of the SHEN FAMILY TRUST, under declaration of trust dated August 31, 2005, as to an undivided 25% interest, JADE PEAK INVESTMENTS, LLC, a California limited liability company, as to an undivided 9% interest, KAREN C. LIN, a single woman as to an undivided 1% interest, GREENRICH LAND INVESTMENT, LLC, a California limited liability company, as to an undivided 6% interest, LUCKY LU and MARY CHING CHIH LU, husband and wife as community property, as to an undivided 10% interest, MAOSON YOUNG and SUE LEE YOUNG, husband and wife as community property, as to an undivided 3% interest, MARSHALL YOUNG, a married man as his sole and separate property, as to an undivided 1% interest, MARCOL YOUNG, a single man, as to an undivided 1% interest, GEORGE MIYASAKO, a widower, as to an undivided 5% interest, and MEI LUNG WEN, as Trustee of the EVER FAMILY TRUST, dated August 23, 2007, as to an undivided 5% interest, all as tenants in common, as Grantors, grant to the CITY OF RIVERSIDE, a California charter**

16665

city and municipal corporation, 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 storm drain facilities, together with all necessary appurtenances, 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.

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 storm drain facilities.



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Dated 10-15-10

SHENG TAI LLC, A California limited liability company

By _____

By *Lucy Chien*

(print name)

Lucy C. Chien
(print name)

Title _____

Title member

State of California

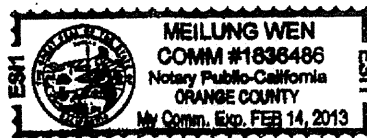
County of Los Angeles } ss

On Oct. 15, 2010, before me, Meilung Wen, Notary Public, personally appeared Lucy C. Chien 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.

Meilung Wen
Notary Signature



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Dated 10-15-10

HSIU I. SHEN and SU CHIN LIN SHEN,
Trustees of the SHEN FAMILY TRUST,
under declaration of trust dated August
31, 2005



HSIU I. SHEN, Trustee



SU CHIN LIN SHEN, Trustee


State of California

County of Los Angeles } ss

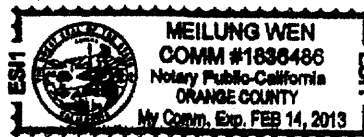
On 10-15-10, before me, Meilung Wen, Notary Public,
^{Lin}
personally appeared Su Chin Shen who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized 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.



Notary Signature



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CERTIFICATE OF ACKNOWLEDGMENT

State of California)
County of Los Angeles)

On April 6, 2011 before me, Meilung Wen, Notary Public,
Date (here insert name and title of the officer)
personally appeared Hsiu I. Shen
Name(s) of Signer(s)

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 *Meilung Wen*
Signature of Notary Public

Place Notary Seal Above



16665

Dated 10-16-10

JADE PEAK INVESTMENTS, LLC, a California limited liability company

By _____

By [Signature]

(print name)

Shu may c. Lin
(print name)

Title _____

Title Trustee

State of California

County of Los Angeles } ss

On Oct. 16, 2010, before me, Meilung Wen, Notary Public,

personally appeared Shu May C. Lin 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



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Dated 10-16-10

Karen C. Lin
KAREN C. LIN

State of California

County of Los Angeles } ss

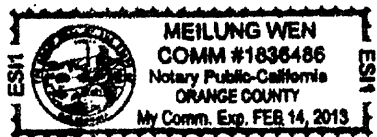
On Oct-16, 2010, before me, Meilung Wen, Notary Public,

personally appeared Karen C. Lin 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.

Meilung Wen
Notary Signature



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Dated 10-15-10

**GREENRICH LAND INVESTMENT, LLC, a
California limited liability company**

By _____

(print name)

Title _____

By [Signature]
KUAN JIN YEE
(print name)

Title CEO

By _____

(print name)

Title _____

By _____

(print name)

Title _____

State of California

County of Los Angeles } ^{ss}

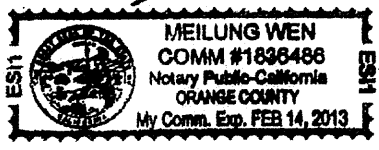
On Oct. 15, 2010, before me, Meilung Wen, Notary Public,

personally appeared Kuan Jin Yee 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





LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Meilung Wen,

Commission #: 1836486

Place of Execution: Los Angeles

Date Commission Expires: Feb. 14, 2013

Date: 4-5-2010

Signature: *Meilung Wen*

Print Name: Meilung Wen



Dated 10/12/10

[Signature]
LUCKY LU

[Signature]
MARY CHING CHIH LU

State of California

County of ORANGE } ss

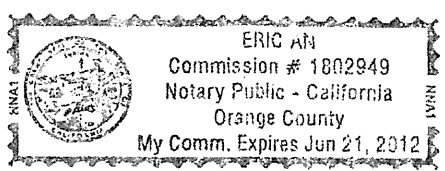
On OCTOBER 12, 2010, before me, ERIC AN, Notary Public,

personally appeared Lucky Lu AND MARY CHING CHIH LU 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



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Dated 10/13/2010

[Signature]
MAOSON YOUNG
[Signature]
SUE LEE YOUNG

State of California

County of Los Angeles } ss

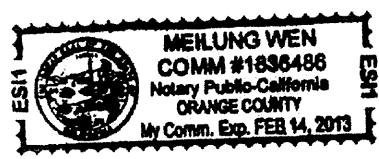
On Oct 13, 2010, before me, Meilung Wen, Notary Public,

personally appeared Maoson Young, Sue Lee 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



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Dated 11/1/10

Marshall Young
MARSHALL YOUNG

State of California

County of Orange } ss

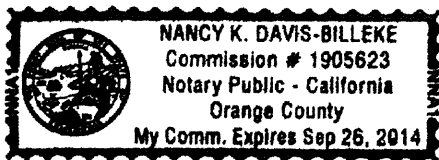
On Nov. 1, 2010, before me, Nancy K. Davis-Billeke, Notary Public

personally appeared Marshall 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.

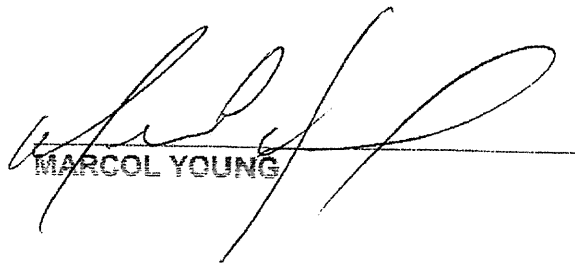
WITNESS my hand and official seal.

Nancy K. Davis-Billeke
Notary Signature



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Dated November 2, 2010


MARCOL YOUNG

State of California

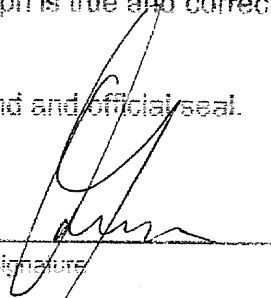
County of Los Angeles } ss

On November 2, 2010, before me, Mary Quan Tsui, a Notary Public

personally appeared Marcol 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.



Notary Signature



Dated 8-13-10

George Miyasako
GEORGE MIYASAKO

State of California

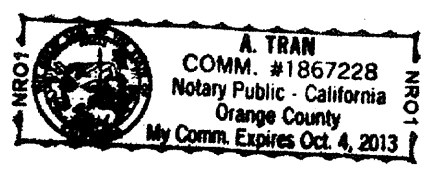
County of Orange } ss

On 13 Aug 2010, before me, A. Tran, Notary Public,
personally appeared George Jorashi Miyasako 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.

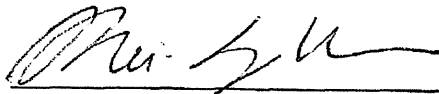
A. Tran
Notary Signature



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Dated 10-12-10

MEI LUNG WEN, as Trustee of the EVER FAMILY TRUST, dated August 3, 2007


MEI LUNG WEN, Trustee

State of California

County of Los Angeles } ss

On Oct. 12th, 2010., before me, Paul Po-Hsun Lin, Notary Public.

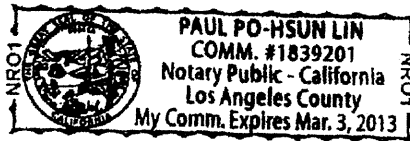
personally appeared Mei Lung Wen who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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



Notary Signature



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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, 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 3/8/11

CITY OF RIVERSIDE

By *Deanna Brown*

G:\Common\SURVEY\DOCUMENTS\Land Development Cases\Tract 32646 & RUSD SDE.doc

APPROVED AS TO FORM
Neil Smith
SUPERVISING DEPUTY DIST. ATTORNEY



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EXHIBIT "A"
Public Storm Drain Easement

That portion of Parcel 2 of that certain Lot Line Adjustment recorded April 6, 2006 as Document No. 2006-0246601, Official Records of Riverside County, California, located in the southeast quarter of Section 25, Township 3 South, Range 5 West, San Bernardino Meridian, said portion being described as follows:

COMMENCING at the intersection of the centerline of Krameria Avenue with the centerline of Gamble Avenue of Tract No. 4687, as shown by map on file in Book 82 of Maps at pages 60 and 61 thereof, Records of Riverside County, California;

Thence South 89°34'56" East along said centerline of Krameria Avenue, a distance of 89.46 feet;

Thence South 00°25'04" West, a distance of 25.00 feet to the **TRUE POINT OF BEGINNING**, said point being on the southerly right-of-way line of said Krameria Avenue;

Thence South 89°34'56" East along said southerly right-of-way line, a distance of 29.56 feet;


Thence South 47°50'22" West, a distance of 58.83 feet;

Thence North 42°09'38" West, a distance of 20.00 feet;

Thence North 47°50'22" East, a distance of 37.06 feet to the **TRUE POINT OF BEGINNING**.



Containing 959 square feet, more or less.

PREPARED UNDER MY SUPERVISION



Mohammad A. Faghihi, L.S. 6607

8/13/08
Date



Prepared by: 
Checked by: 

DESCRIPTION APPROVAL:

BY:  06/08/2010
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

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WOODCREST ACRES NO. 3
MB 14/67-68
38

C/L GAMBLE AVE.

PMB 62/57
PAR. 1 PAR. 2 PAR. 3

C/L KRAMERIA AVENUE

S89°34'56"E
89.46'

P.O.C.

T.P.O.B.

959 S.F. ±

PAR. 2
LLA NO.
P05-1074

PAR. 1

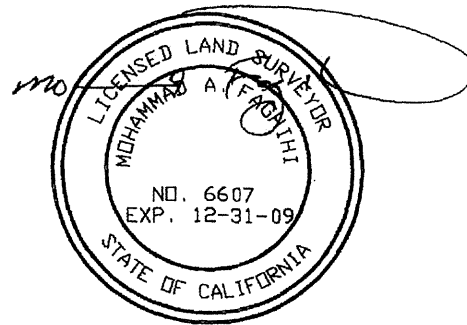
TRACT NO. 4687

MB 82/60-61

SE 1/4
SECTION 25
T. 3 S., R. 5 W.,
S. B. M.

LINE DATA

LINE	BEARING	DISTANCE
L1	S00°25'04"W	25.00'
L2	S89°34'56"E	29.56'
L3	S47°50'22"W	58.83'
L4	N42°09'38"W	20.00'
L5	N47°50'22"E	37.06'



SEC 25, T3S, R5W, SBM

ALBERT A.

WEBB

ASSOCIATES

CITY OF RIVERSIDE, CALIFORNIA

DATE PREPARED: 7/29/2008

G:\2005\05-0192\FINAL_MAP\32646 CONSERVATION.pro

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

SHEET 1 OF 1

W.O.
05-0192

SCALE: 1" = 100'

DRWN BY *JWB* DATE 8/13/08
CHKD BY *JWB* DATE 8/13/08

SUBJECT: PUBLIC STORM DRAIN EASEMENT

106605

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