

When recorded mail to:

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

DOC # 2012-0563718

11/21/2012 11:24A 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

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Project: PUW12-0061  
Por. APN: 225-350-050  
Address: 3437 Arlington Avenue

**D- 16843**

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **WESTMINSTER ARLINGTON LLC**, a California limited liability company, as Grantor, grants 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 the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **WATERLINE FACILITIES**, together with all necessary appurtenances, 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.

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  
**WATERLINE FACILITIES.**

Date: 11-14-2012

**WESTMINSTER ARLINGTON LLC,**  
a California limited liability company

**By: WESTMINSTER FUND V LP,**  
an Illinois limited partnership  
**Its: Member**

**By: WESTMINSTER ADVISORS V LLC,**  
an Illinois limited liability company  
**Its: General Partner**

By:   
\_\_\_\_\_  
Manager  
Robert T.E. Lansing.



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State of ~~California~~ Illinois  
County of Lake } ss

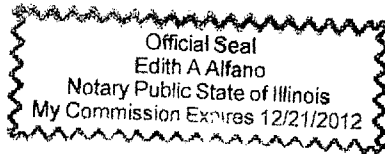
On November 14, 2012, before me, Edith A. Alfano,  
notary public, personally appeared, Robert T.E. Lansing

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.

Edith A. Alfano  
Notary Signature



**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 11/20/12

CITY OF RIVERSIDE

By: [Signature]  
David Welch, Real Property Services Manager

APPROVED AS TO FORM

[Signature]  
DEPUTY CITY ATTORNEY

**EXHIBIT "A"**  
**WATERLINE EASEMENT**

A portion of Parcel 2 as described in Certificate of Compliance (Waiver of Parcel Map) PMW-32-790 recorded August 22, 1980 as Instrument No. 152918, of Official Records of Riverside County, State of California, lying within Section 34 Township 2 South, Range 5 West, San Bernardino Base and Meridian, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

**COMMENCING** at the intersection of the Northwesterly right of way line of the Riverside Water Company Canal with a line which is parallel with and distant 60.00 feet North, as measured at right angles from the centerline of Arlington Avenue;

THENCE along said Northwesterly right of way line, North  $63^{\circ}00'19''$  East, a distance of 382.06 feet to the beginning of a tangent 583.47 foot radius curve concave Northwesterly;

THENCE Northeasterly along the arc of said curve through a central angle of  $01^{\circ}25'41''$ , a distance of 14.54 feet to a point on the centerline of a 20.00 foot wide strip of land described in Waterline Easement recorded December 3, 2009 as Document No. 2009-0622964, Official Records of said County;

THENCE along the following four (4) courses of the said centerline, North  $26^{\circ}59'41''$  West, a distance of 94.14 feet;

THENCE North  $31^{\circ}17'02''$  East, a distance of 84.90 feet;

THENCE North  $29^{\circ}53'35''$  East, a distance of 177.81 feet;

THENCE North  $65^{\circ}33'20''$  East, a distance of 132.67 feet;

THENCE North  $31^{\circ}48'20''$  East, a distance of 5.00 feet;

THENCE leaving said centerline, South  $58^{\circ}11'40''$  East, a distance of 10.00 feet to the **TRUE POINT OF BEGINNING**;

THENCE South  $58^{\circ}11'40''$  East, a distance of 27.56 feet;

THENCE North  $76^{\circ}48'20''$  East, a distance of 10.00 feet;

THENCE North  $31^{\circ}48'20''$  East, a distance of 71.42 feet to a point hereinafter referred to as **POINT "A"**;

THENCE North  $31^{\circ}48'20''$  East, a distance of 20.00 feet to a point hereinafter referred to as **POINT "B"**;



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THENCE North 31°48'20" East, a distance of 91.44 feet;

THENCE North 01°56'40" West, a distance of 64.88 feet to a point on the Northerly line of said Parcel 2, said point also being the **POINT OF TERMINATION**.

The sidelines of the above described parcel shall be lengthened or shortened so as to terminate Northwesterly to the Southeasterly line of said Waterline Easement and Northerly to the Northerly line of said Parcel 2.

**TOGETHER WITH** that portion of said Parcel 2, lying within a strip of land 10.00 feet in width, the centerline being described as follows:

**BEGINNING** at the herein before mentioned **POINT "A"**;

THENCE South 58°11'40" East, a distance of 33.83 feet to the point of termination of said centerline description.

**ALSO TOGETHER WITH** that portion of said Parcel 2, lying within a strip of land 16.00 feet in width, the centerline being described as follows:

**BEGINNING** at the herein before mentioned **POINT "B"**;

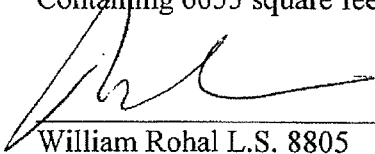
THENCE North 58°11'40" West, a distance of 27.97 feet to the point of termination of said centerline description.

**ALSO TOGETHER WITH** that portion of said Parcel 2, lying within a strip of land 30.50 feet wide, lying 3.00 feet Southwesterly and 27.50 Northeasterly of, as measured at right angles to and parallel with following described line:

**BEGINNING** at the herein before mentioned **POINT "B"**;

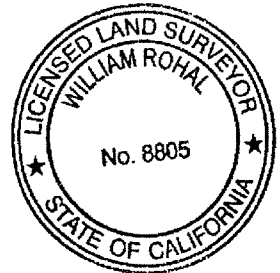
THENCE South 58°11'40" East, a distance of 19.91 feet to the point of termination of said line description.

Containing 6655 square feet, more or less.

  
\_\_\_\_\_

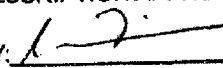
William Rohal L.S. 8805  
Expiration Date 12/31/2012

10-31-2012  
Date



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DESCRIPTION APPROVAL:

BY:  11/5/12  
DATE

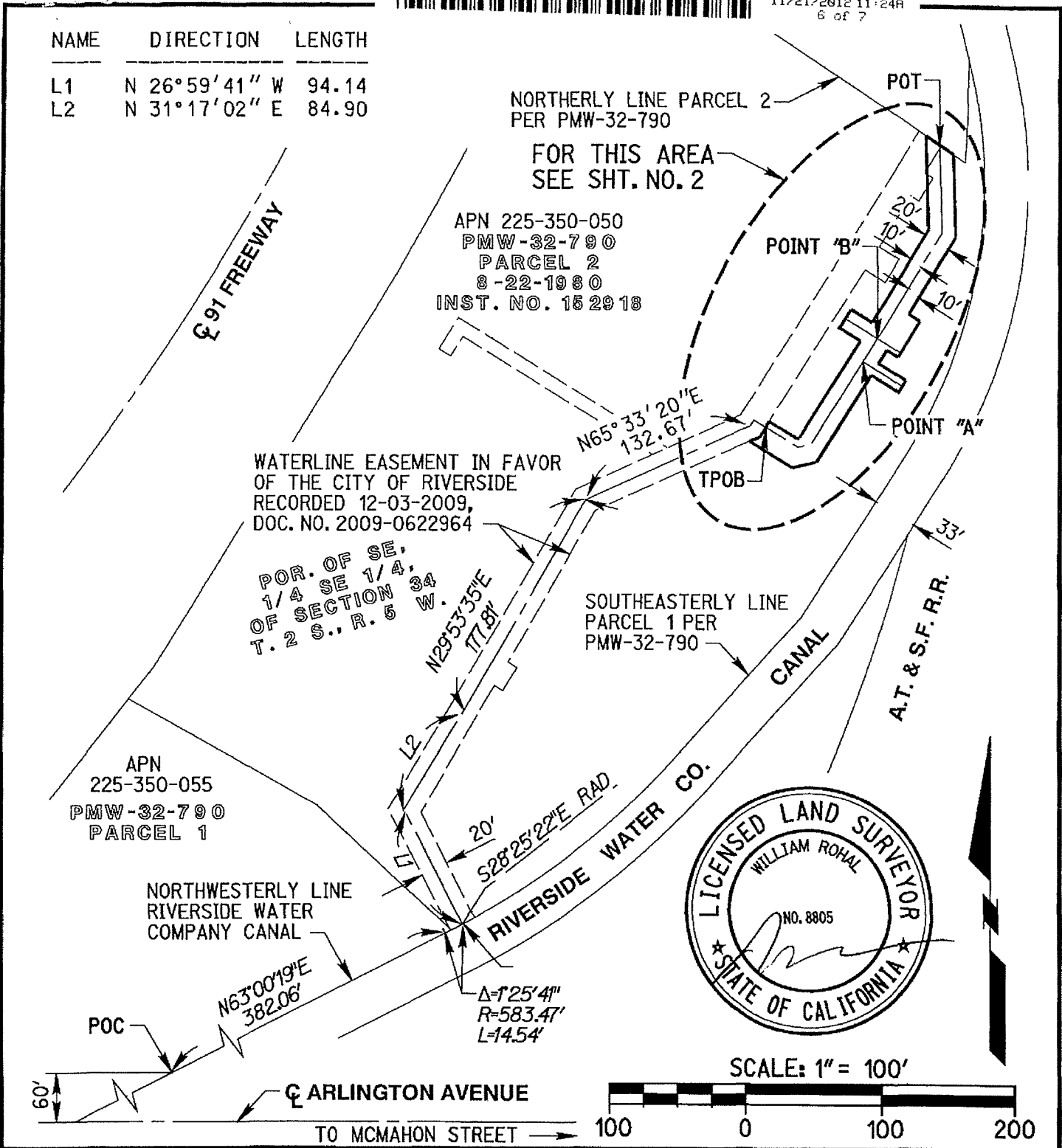
FOR: MARK S. BROWN  
CITY SURVEYOR



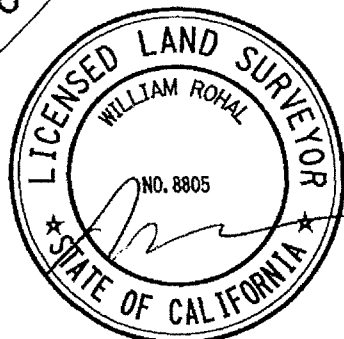


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NAME	DIRECTION	LENGTH
L1	N 26° 59' 41" W	94.14
L2	N 31° 17' 02" E	84.90



POR. OF SE.  
 1/4 SE 1/4  
 OF SECTION 34  
 T. 2 S., R. 5 W.



# CITY OF RIVERSIDE

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

SHEET 1 OF 2



1223 UNIVERSITY AVENUE - SUITE 240  
 RIVERSIDE, CA 92507  
 951.782.0707  
 (FAX) 951.782.0723

rickengineering.com

## WATERLINE EASEMENT

Riverside

San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

SCALE: 1"=100' DATE: SEPT. 13, 2009

16843

NAME	DIRECTION	LENGTH
L3	N 58° 11' 40" W	27.56'
L4	N 76° 48' 20" E	10.00'
L5	N 31° 48' 20" E	71.42'
L6	N 31° 48' 20" E	20.00'
L7	N 31° 48' 20" E	91.44'
L8	N 01° 56' 40" W	64.88'
L9	N 58° 11' 40" W	33.83'
L10	N 58° 11' 40" W	19.91'
L11	N 58° 11' 40" W	27.97'
L12	N 58° 11' 40" W	10.00'
L13	N 31° 48' 20" E	5.00'



NORTHERLY LINE  
PARCEL 2 PER  
PMW-32-790

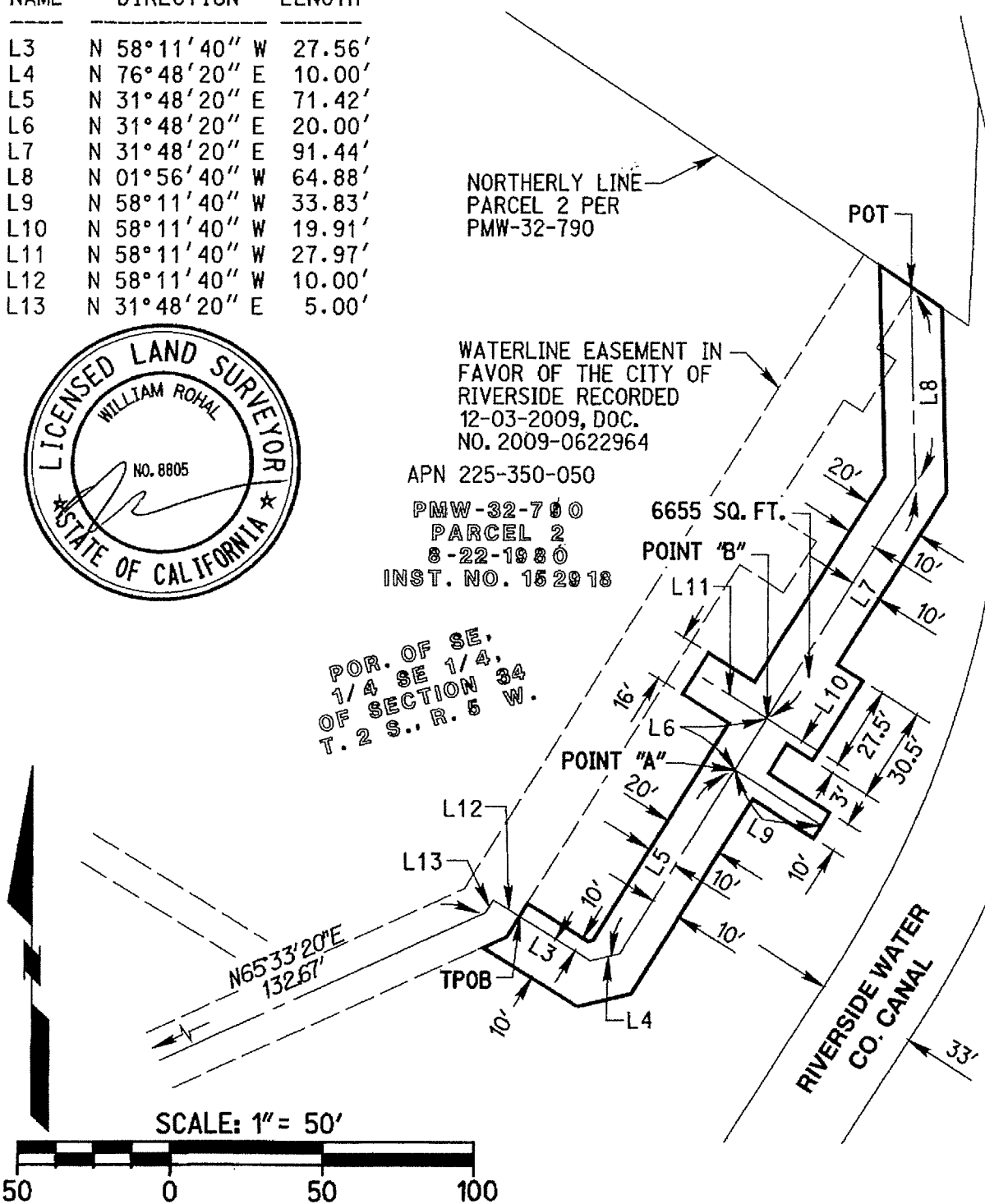
WATERLINE EASEMENT IN  
FAVOR OF THE CITY OF  
RIVERSIDE RECORDED  
12-03-2009, DOC.  
NO. 2009-0622964

APN 225-350-050

PMW-32-700  
PARCEL 2  
8-22-1980  
INST. NO. 152918

6655 SQ. FT.

POR. OF SE.  
1/4 SE 1/4  
OF SECTION 34  
T. 2 S. R. 5 W.



# CITY OF RIVERSIDE

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SHEET 2 OF 2



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San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

## WATERLINE EASEMENT

SCALE: 1"=50'

DATE: SEPT. 13, 2012



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