

DOC # 2008-0494388

09/09/2008 08:00A Fee:NC

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Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			7						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHGCC									514

FOR RECORDER'S OFFICE USE ONLY

Project: LLA P08-0196
APN: 227-180-007, 227-140-013
Address: 4000 Madison Street

D- 16268

C
514

GRANT OF EASEMENT

ARLINGTON SQUARE L.P., A California Limited Partnership, 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.

ARLINGTON SQ RE L.P.,
a California limited partnership

Dated 8/19/08

By: The Baumgardner Survivor's Trust, Established
U/D/T dated 3/22/71 (Amended 9/28/83),
Its General Partner

By: [Signature]
Jay C. Baumgardner, Trustee TRUSTEE

By: [Signature]
Deanna R. Baumgardner, Trustee

Print Name: JAY C. BAUMGARDNER

Print Name: DEANNA R. BAUMGARDNER

Title: TRUSTEE

Title: Trustee

ACKNOWLEDGEMENT

State of California }
County of LOS ANGELES } ss

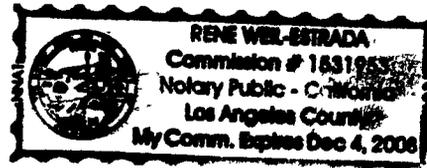
On August 19, 2008, before me RENE WEIL-ESTRADA, NOTARY PUBLIC
personally appeared JAY C. BAUMGARDNER & DEANNA R. BAUMGARDNER
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed 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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**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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 9/8/08

CITY OF RIVERSIDE

By: Amelia M. Valeri

APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY



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EXHIBIT A
LEGAL DESCRIPTION

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

THAT PORTION OF LOTS 1 AND 8 IN BLOCK 16 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, KNOWN ON THE CITY OF RIVERSIDE AS MAP FILED IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 50 FEET SOUTHERLY OF THE CENTERLINE OF ARLINGTON AVENUE, WITH A LINE PARALLEL WITH AND 44 FEET SOUTHWESTERLY OF THE CENTERLINE OF MADISON STREET; THENCE ALONG SAID PARALLEL LINE OF MADISON STREET SOUTH 34°00'00" EAST 20.35 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 57°43'01" WEST 22.73 FEET TO A LINE PARALLEL WITH AND 60.00 FEET SOUTHERLY OF SAID CENTERLINE OF ARLINGTON AVENUE; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 89°40'00" WEST 259.81 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN GRANT DEED RECORDED APRIL 22, 2005 AS DOCUMENT NO. 2005-0319034 IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY; THENCE ALONG SAID EASTERLY LINE NORTH 00°20'00" WEST 10.00 FEET TO SAID LINE PARALLEL WITH AND 50 FEET SOUTHERLY OF THE CENTERLINE OF ARLINGTON AVENUE; THENCE ALONG LAST SAID PARALLEL LINE NORTH 89°40'00" EAST 243.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHEASTERLY 37.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°20'00" TO SAID LINE PARALLEL WITH THE CENTERLINE OF MADISON STREET; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 34°00'00" EAST 6.39 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD

Contains 2,679 sq. ft., more or less.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.

Brian K. Mickelson 7/07/08

BRIAN K. MICKELSON, L.S. 7320, EXP. 06/30/09



DESCRIPTION APPROVAL

BY:

FOR: MARK S. BROWN
CITY SURVEYOR

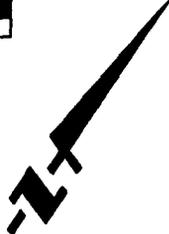
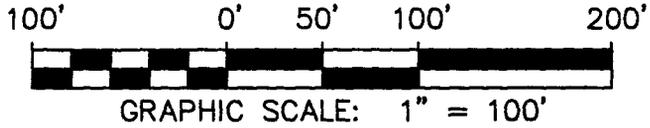
DATE

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ARLINGTON AVENUE

ARLINGTON AVENUE

MADISON STREET

PARCEL 1

PARCEL 2

PARCEL 3

P.M.B. 51/38-39

PARCEL MAP NO. 0557

154.93'

842.98'

688.05'

N 34°00'00" W

N 34°00'00" W

N 34°00'00" W

PARCEL 1
P.M. NO. 15881
P.M.B.
82/99-100

DOC. #
2007-
573489

DOC. #
2005-
0319034

DOC. #
1197-181409

R.O.S. 6/54

RIVERSIDE LAND &
IRRIGATING COMPANY
M.B. 1 / 70

SOUTHEASTERLY LINE
LOT 8, BLOCK 18,
RIVERSIDE LAND &
IRRIGATING COMPANY
M.B. 170

N 55°58'30" E 520.26'

1394-314 O.R.

120.00'

N 89°40'00" E

55'

N 89°40'00" E
134.69'

N 89°40'00" E
144.33'

N 33°57'10" W
23.94'

N 00°20'00" W
123.00'

10.00'

N 89°40'00" E
243.79'

E 60'

N 89°40'00" E
259.81'

N 57°43'01" W
22.73'

6.39'

623.02'

486.29'

44'

N 34°00'00" W

POINT OF COMMENCEMENT

TRUE POINT OF BEGINNING

Δ=56°20'00"
R=38.00'
L=37.36'
T=20.35'

FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949 474 1960 fax 949 474 5315 www.fuscoe.com

**RIGHT OF WAY DEDICATION
ARLINGTON AVENUE**
CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

DATE: 07-03-08
SCALE: 1" = 100'
JN: 852.01.01
SHEET 1 OF 1



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116268



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

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

APPROVED AS TO FORM
SUPERVISING DEPUTY CITY ATTORNEY

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Date: 9/9/08
Signature: Micki Lewis
Print Name: Micki Lewis



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: RENE WEIL-ESTRADA

Commission #: 15 31953

Place of Execution: Los Angeles CA

Date Commission Expires: 12-4-08

Date: 9/9/08

Signature: Micki Lewis

Print Name: MICKI LEWIS



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