

When recorded mail to:

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

DOC # 2007-0753550

12/19/2007 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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			4						
M	A	L	465	426	PCOR	NCOR	SME	NCHG	EXAM 513

Project: P06-0714
APN: 191-090-010
Address:

D - 16143



GRANT OF EASEMENT

7000 ARLINGTON, LLC, 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 11-19-07

7000 ARLINGTON, LLC
By: WILLIAM F. URRANO

7000 ARLINGTON, LLC

By: _____

Title: _____

Title: _____

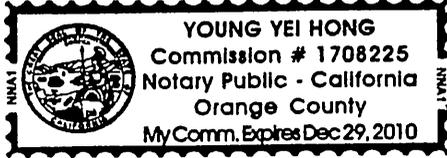
GENERAL ACKNOWLEDGEMENT

State of California }
County of ORANGE } SS

On 11-19-2007, before me Young Yei Hong

a Notary Public in and for said State, personally appeared WILLIAM F. URBANO
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

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 §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 12/7/07

CITY OF RIVERSIDE

BY: Amelia M. Vukobratovic

Title: Real Property Manager

APPROVED AS TO FORM
SUPERVISING DEPUTY CITY ATTORNEY

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EXHIBIT "A"

GRANT OF EASEMENT

THAT PORTION OF LOT 1 IN BLOCK 3 OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 ALSO KNOWN IN THE CITY OF RIVERSIDE AS BOOK 1, PAGE 72 OF MAPS, BOTH BEING RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF A LINE WHICH IS PARALLEL WITH AND A DISTANCE OF 33.00 FEET SOUTH AS MEASURED AT RIGHT ANGLE FROM THE CENTERLINE OF ARLINGTON AVENUE, WITH THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 470 FEET OF LOT 2 IN SAID BLOCK 3;

THENCE NORTH 89°47'28" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 325.95 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ROGERS V. ROYSTON, ET UX., BY A DEED RECORDED JULY 5, 1950 AS INSTRUMENT NO. 219 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE CONTINUING NORTH 89°47'28" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 62.40 FEET TO THE EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED TO THE CITY OF RIVERSIDE BY GRANT OF EASEMENT RECORDED APRIL 19, 1985 AS INSTRUMENT NO. 82808, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING THE **POINT OF BEGINNING** OF THE PARCEL OF LAND TO BE DESCRIBED;

THENCE SOUTH 78°28'54" WEST, A DISTANCE OF 56.11 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL SO CONVEYED TO ROGERS V. ROYSTON, BEING THE SOUTHERLY CORNER OF SAID PARCEL DESCRIBED TO THE CITY OF RIVERSIDE;

THENCE SOUTH 34°03'55" EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 19.26 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND A DISTANCE OF 60.00 FEET SOUTH AS MEASURED AT RIGHT ANGLE FROM THE CENTERLINE OF ARLINGTON AVENUE AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 72 AT PAGE 67 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89°47'28" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 392.67 FEET TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JOHNNY TAYLOR, ET UX., BY DEED RECORDED JANUARY 30, 1959 AS INSTRUMENT NO. 8350, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 07°15'42" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 27.21 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND A DISTANCE OF 33.00 FEET SOUTH AS MEASURED AT A RIGHT ANGLE FROM THE CENTERLINE OF SAID ARLINGTON AVENUE;

THENCE SOUTH 89°47'28" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 345.04 FEET TO SAID **POINT OF BEGINNING**.

PARCEL CONTAINS 0.24 ACRES, MORE OR LESS.

DESCRIPTION APPROVAL:

BY: [Signature] 11/28/07
DATE

FOR MARK S BROWN
CITY SURVEYOR



27 Nov. 2007 16143

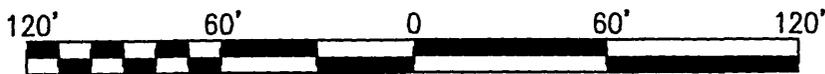
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12/19/2007 08 08R
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NORTHEAST CORNER OF SOUTHWEST 470.00'
 OF LOT 2, BLOCK 3 OF MAP OF RIVERSIDE
 LAND AND IRRIGATING COMPANY MB 1 PG.
 70 & M.B. 1/72, BOTH RECORDS OF
 SAN BERNARDINO CO., CA.

NORTHEAST CORNER OF
 THAT PARCEL OF LAND
 CONVEYED TO ROGERS
 V. ROYSTON, ET. UX.,
 BY DEED REC.
 7/5/1950 AS INSTR.
 NO. 219 OF RIV. CO.,
 CA.

RS 72/67
 NE'LY LINE
 ROGERS V. ROYSTON
 DEED



LOT 1
 BLOCK 3



R.L.I. CO. 27 Nov. 2007
 M.B. 1/70 & 1/72 S.B.

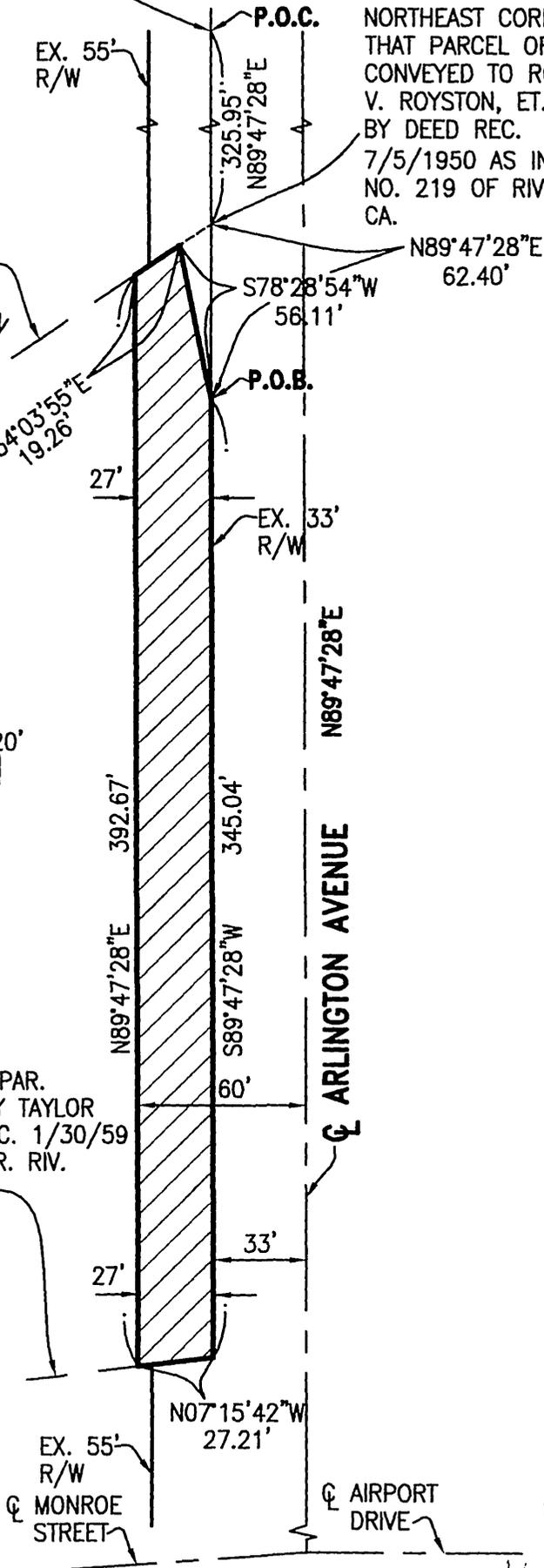
E'LY LINE PAR.
 TO JOHNNY TAYLOR
 ET UX. REC. 1/30/59
 #8350, O.R. RIV.
 CO., CA

CITY OF RIVERSIDE, CALIFORNIA

7000 ARLINGTON AVENUE
 GRANT OF EASEMENT



GABEL, COOK & ASSOCIATES INC.
 CIVIL ENGINEERS LAND SURVEYORS
 LAND PLANNERS
 125 West La Cadena Drive, Suite A, Riverside, CA 92501
 Telephone (951) 788-8092 Facsimile (951) 788-5184



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51-5

16143

DATE: OCT. 2007

SCALE: 1"=60'

DRAWN BY: MAC

W.O. 2336

SHT 1 OF 1 SHTS