

When recorded mail to:

DOC # 2009-0435220

08/20/2009 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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



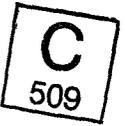
FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

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Project: Arlington Retail Center
APN: 225-350-050
Address: 3439 Arlington Avenue

D- 16391



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 municipal corporation of the State of California, 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,

16391

maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said
WATERLINE FACILITIES.

Dated 8/2/09

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: Belinda J. Graham

By: George W. Carroll

Print Name: Belinda J. Graham

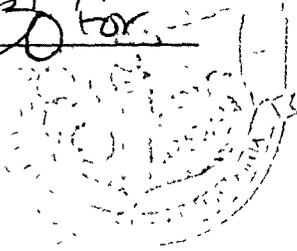
Print Name: George W. Carroll

Title: Assistant City Manager of the
City of Riverside

Title: Manager

Dated 8-14-09

Attest: Colleen J. Nicol
City Clerk
Cheryl Balz
For



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State of California

County of Riverside } ss

On June 26, 2009, before me, Jennifer Moreno, Notary Public,

personally appeared George W. Carroll 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.

Jennifer Moreno
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, 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 8/12/09

CITY OF RIVERSIDE

By: Reid J. Gruber

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EXHIBIT "A"

Arlington Retail Center
APN: 225-350-050
Waterline Facilities Easement

That certain real property in the City of Riverside, County of Riverside, State of California described as follows:

That portion of the Southeast one-quarter of the Southeast one-quarter of Section 34, Township 2 South, Range 5 West, S.B.M., described as follows:

Commencing at the Southwest corner of said Southeast one-quarter of the Southeast one-quarter of Section 34, said corner also being a point in the centerline of Arlington Avenue;

Thence S.89°55'51"E. along said centerline, a distance of 150.00 feet;

Thence N.61°52'09"E., a distance of 395.00 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 1040.00 feet, through an angle of 06°02'54", an arc length of 109.79 feet to the Southwesterly line of that certain parcel of land described in City of Riverside Certificate of Compliance document, recorded August 22, 1980 as Instrument No. 152918, Official Records of Riverside County, California, being the Point of Beginning of the parcel of land to be described;

Thence S.47°02'47"E. along said Southwesterly line, a distance of 10.81 feet to the most Southerly corner of said Certificate of Compliance;

Thence the following five (5) courses along the Southeasterly line of said Certificate of Compliance;

Northeasterly on a non-tangent curve, concave Northwesterly having a radius of 583.50 feet, through an angle of 20°41'23", an arc length of 210.70 feet (the initial radial line bears S.27°30'06"E.);

N.41°48'31"E., a distance of 136.07 feet;

N.32°40'31"E., a distance of 141.96 feet;

Northeasterly on a curve, concave Northwesterly having a radius of 367.00 feet, through an angle of 07°31'10", an arc length of 48.16 feet;

Northerly on a non-tangent curve, concave Westerly having a radius of 1382.69 feet, through an angle of 02°46'48", an arc length of 67.09 feet to the Southerly line of that certain parcel of land described to the City of Riverside by Waterline Easement document, recorded

April 30, 1976 as Instrument No. 58857, Official Records of Riverside County, California (the initial radial line bears S.79°35'09"E.);

Thence N.82°21'57"W. along said Southerly line, a distance of 18.41 feet to a line concentric with and 15.00 feet Northwesterly, measured radially from the centerline of that certain parcel of land described in Waterline Easement document, recorded April 30, 1976 as Instrument No. 58858, Official Records of Riverside County, California;

Thence Southwesterly on a non-tangent curve, concave Northwesterly having a radius of 1025.00 feet, through an angle of 32°35'29", an arc length of 583.05 feet to the Southwesterly line of said Certificate of Compliance;

Thence S.47°02'47"E. along said Southwesterly line, a distance of 15.39 feet to the point of beginning;

EXCEPTING THEREFROM that portion of that certain parcel of land described in Waterline Easement document, recorded April 30, 1976 as Instrument No. 58858, Official Records of Riverside County, California.

The above described parcel of land contains 13,485 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Mark S. Brown, L.S. 5655
License Expires 9/30/09

3/14/09
Date

Prep. E.V.



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S.E. 1/4, S.E. 1/4, SEC. 34,
T. 2 S., R. 5 W., S.B.M.

B.N.S.F. RR R/W

SEE SHEET 2

STATE ROUTE 91
(RIVERSIDE FREEWAY)

A.P.N. 225-350-050
WATERLINE FACILITIES EASEMENT
SEE SHEET 3

CO. CANAL R/W

RIVERSIDE WATER

ARLINGTON AVENUE

RIVERSIDE AVENUE

INDIANA AVENUE

• CITY OF RIVERSIDE, CALIFORNIA •

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

SHEET 1 OF 3

SCALE N.T.S.

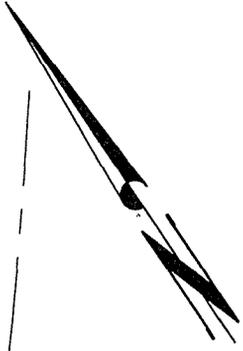
DRAWN BY: EV DATE: 3/11/09

SUBJECT: ARLINGTON RETAIL CENTER

110201



SEE SHEET 3



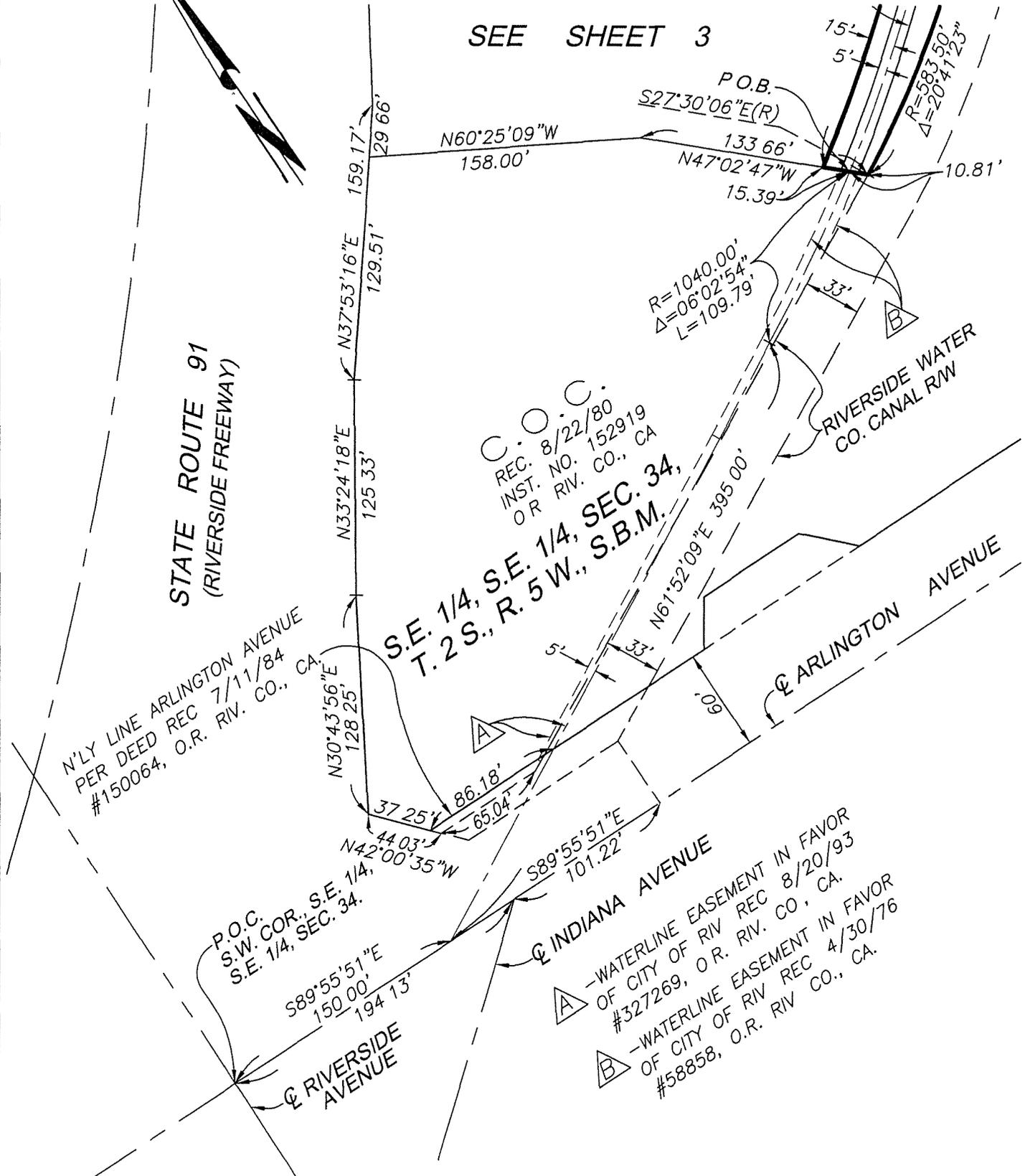
STATE ROUTE 91
(RIVERSIDE FREEWAY)

N'LY LINE ARLINGTON AVENUE
PER DEED REC 7/11/84
#150064, O.R. RIV. CO., CA

P.O.C.
S.W. COR., S.E. 1/4,
S.E. 1/4, SEC. 34.

C.O.C.
REC. 8/22/80
INST. NO. 152919
O.R. RIV. CO., CA
S.E. 1/4, S.E. 1/4, SEC. 34,
T. 2 S., R. 5 W., S.B.M.

A - WATERLINE EASEMENT IN FAVOR
OF CITY OF RIV REC 8/20/93
#327269, O.R. RIV. CO., CA.
B - WATERLINE EASEMENT IN FAVOR
OF CITY OF RIV REC 4/30/76
#58858, O.R. RIV CO., CA.



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 2 OF 3

SCALE. 1"=80'	DRAWN BY EV DATE. 3/11/09	SUBJECT: ARLINGTON RETAIL CENTER
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N68°16'15"W(R)

N56°15'02"W 340.39'

WATERLINE EASEMENT IN FAVOR
OF CITY OF RIV. REC. 4/30/76
#58857, O.R. RIV CO., CA

S.E. 1/4,
T. 2 S.,
R. 5 W.,
STATE ROUTE 91
(RIVERSIDE FREEWAY)

S.E. 1/4,
SEC. 34,
S.B.M.

C.O.C.
REC. 8/22/80
INST. NO. 152918
O.R. RIV. CO., CA.

S79°35'09"E(R)
R=1382.69'

N82°21'57"W 18.41'
S66°34'44"E(R)
Δ=02°46'48"
L=67.09'

B.N.S.F. RR RW
R=1382.69'
Δ=07°12'30"
L=1173.96'

A P.N. 225-350-050
WATERLINE FACILITIES EASEMENT
13,485 SQ/FT

△ - WATERLINE EASEMENT IN
FAVOR OF CITY OF RIV.
REC. 4/30/76 #58858,
O.R. RIV CO., CA.

N31°40'12"E 295.21'

N60°25'09"W 158.00'
S27°30'06"E(R) 133.66'
N47°02'47"W 15.39'

SEE SHEET 2

RIVERSIDE WATER CO CANAL RW
N41°48'31"E 136.07'
N32°40'31"E 141.96'
R=1025.00'
L=210.70'
R=583.50'
Δ=20°41'23"
L=583.05'
Δ=32°35'29"

• CITY OF RIVERSIDE, CALIFORNIA •

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

SHEET 3 OF 3

SCALE: 1"=80'

DRAWN BY EV DATE: 3/11/09

SUBJECT: ARLINGTON RETAIL CENTER

110291



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):

incorporated
city of Riverside

Date: 8/20/09
Signature: Linda O'Donnell
Print Name: Linda O'Donnell

