

When recorded mail to:

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

DOC # 2009-0622963

12/03/2009 08:00A Fee:NC

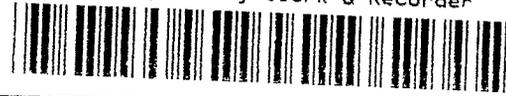
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Recorded in Official Records

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
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Civitas					T		CTY	UNI	57

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

D- 16416



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 **SANITARY SEWER 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
SANITARY SEWER FACILITIES.

Dated _____

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

Signature next page

By: _____

Print Name: _____

Title: _____

By: _____

Print Name: _____

Title: _____



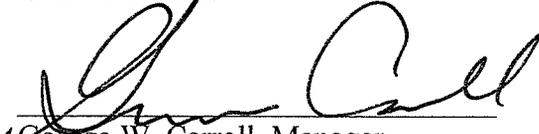
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Westminster Arlington LLC
Signature Block for Easement to City of Riverside for Sanitary Sewer Facilities

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: 
George W. Carroll, Manager



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State of California

County of Riverside } ss

On 10/7/09, 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 11/19/09

CITY OF RIVERSIDE

By: Amelia M. Valera

APPROVED AS TO FORM

Susan Wilson
DEPUTY CITY ATTORNEY

CNSJ-804220.3
12/02/2009 08:00A
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EXHIBIT "A"
SANITARY SEWER FACILITIES 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, and more particularly described as follows:

A strip of land 20.00 feet wide, lying 10.00 feet Westerly and 10.00 feet Easterly of, as measured at right angles to and parallel with the following described centerline;

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 angle from the centerline of Arlington Avenue;

THENCE along the Northwesterly line of said Riverside Water Company Canal, North 63°00'19" East a distance of 229.62 feet;

THENCE leaving said Northwesterly right of way line, North 16°46'29" East, a distance of 13.73 feet;

THENCE North 31°17'02" East, a distance of 138.58 feet to a point on the Southerly line of said Parcel 2, said point being the **TRUE POINT OF BEGINNING** of said centerline description;

THENCE North 31°17'02" East, a distance of 124.52 feet;

THENCE North 29°53'35" East, a distance of 181.22 feet;

THENCE North 65°33'20" East, a distance of 132.87 feet;



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THENCE North 31°48'20" East, a distance of 246.22 feet to a point of the Northerly line of said Parcel 2, said point being the **POINT OF TERMINATION**.

The sidelines of the above described parcel shall be lengthened or shortened so as to terminate on the Southerly line of said Parcel 2 and on the Northerly line of said Parcel 2.

Containing 13,697 square feet, more or less.


Robert A. Stockton, RCE 33591
Expiration June 30, 2010



8/14/09
Date

G:\15769\Survey\Legals\Sewer Easement-LA Fitness Property.doc

DESCRIPTION APPROVAL:

BY:  10/26/09
DATE
FOR: MARK S. BROWN
CITY SURVEYOR



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91 FREEWAY

NORTHERLY LINE
PARCEL 2 PER
PMW-32-790

APN 225-350-050
PMW-32-790
PARCEL 2
8-22-1980
INST. NO. 152918

13,697 SQ. FT.

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

SOUTHERLY LINE
PARCEL 2 PER
PMW-32-790

APN
225-350-055
PMW-32-790
PARCEL 1

RIVERSIDE WATER CO. CANAL

A.T. & S.F. R.R.

NAME	DIRECTION	LENGTH
L1	N 63° 00' 19" E	229.62
L2	N 16° 46' 29" E	13.73
L3	N 31° 17' 02" E	138.58

SCALE: 1" = 100'



ARLINGTON AVENUE

TO MCMAHON STREET

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 1



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

rickengineering.com

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

SANITARY SEWER
FACILITIES EASEMENT
16416

SCALE: 1"=100' | DATE: JULY 24, 2009

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