

When recorded mail to:

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

DOC # 2012-0563717

11/21/2012 11:24A Fee:NC

Page 1 of 6

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
			485	426	PCOR	NCOR	SMF	NCHG	EXAM
M A L						T:	CTY	UNI	

FOR RECORDER'S OFFICE USE ONLY

517  
C  
6

Project: PW12-0285  
Por. APN: 225-350-050  
Address: 3437 Arlington Avenue

**D- 16844**

**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 **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.**

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: *RTE Lansing*  
~~George [redacted], Manager~~  
Robert T.E. Lansing



2012-0563717  
11/21/2012 11:24A  
2 of 6

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

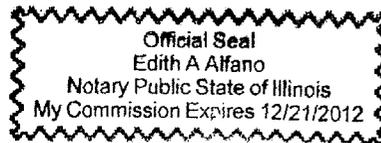
On November 14, 2012, before me, Edith A. Alfano,

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



2012-0563717  
11/21/2012 11:24A  
3 of 6

**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, 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 the Northwesterly right of way 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 on the centerline of the 20.00 foot wide strip of land as described in Sanitary Sewer Easement per Document No. 2009-0622963, recorded December 3, 2009;

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

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

THENCE continuing along said centerline and the Northeasterly prolongation thereof, North 65°33'20" East, a distance of 135.90 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 65°33'20" East, a distance of 77.29 feet;

THENCE North 31°48'20" East, a distance of 121.48 feet;



2012-0563717  
11/21/2012 11:24A  
4 of 8

THENCE North 01°56'40" West, a distance of 69.45 feet to a point of on 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 Northerly to the Northerly line of said Parcel 2 and at right angles to the **TRUE POINT OF BEGINNING**.

Containing 5508 square feet, more or less.



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

10-26-2012  
Date



G:\16603\16603a\survey\legals\ Sewer Easement-LA Fitness Property.doc

DESCRIPTION APPROVAL:

BY  10/30/12  
DATE  
FOR MARK S. BROWN  
CITY SURVEYOR

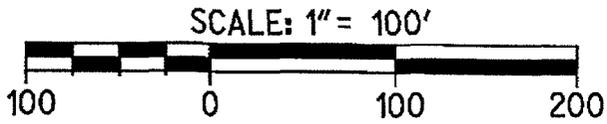
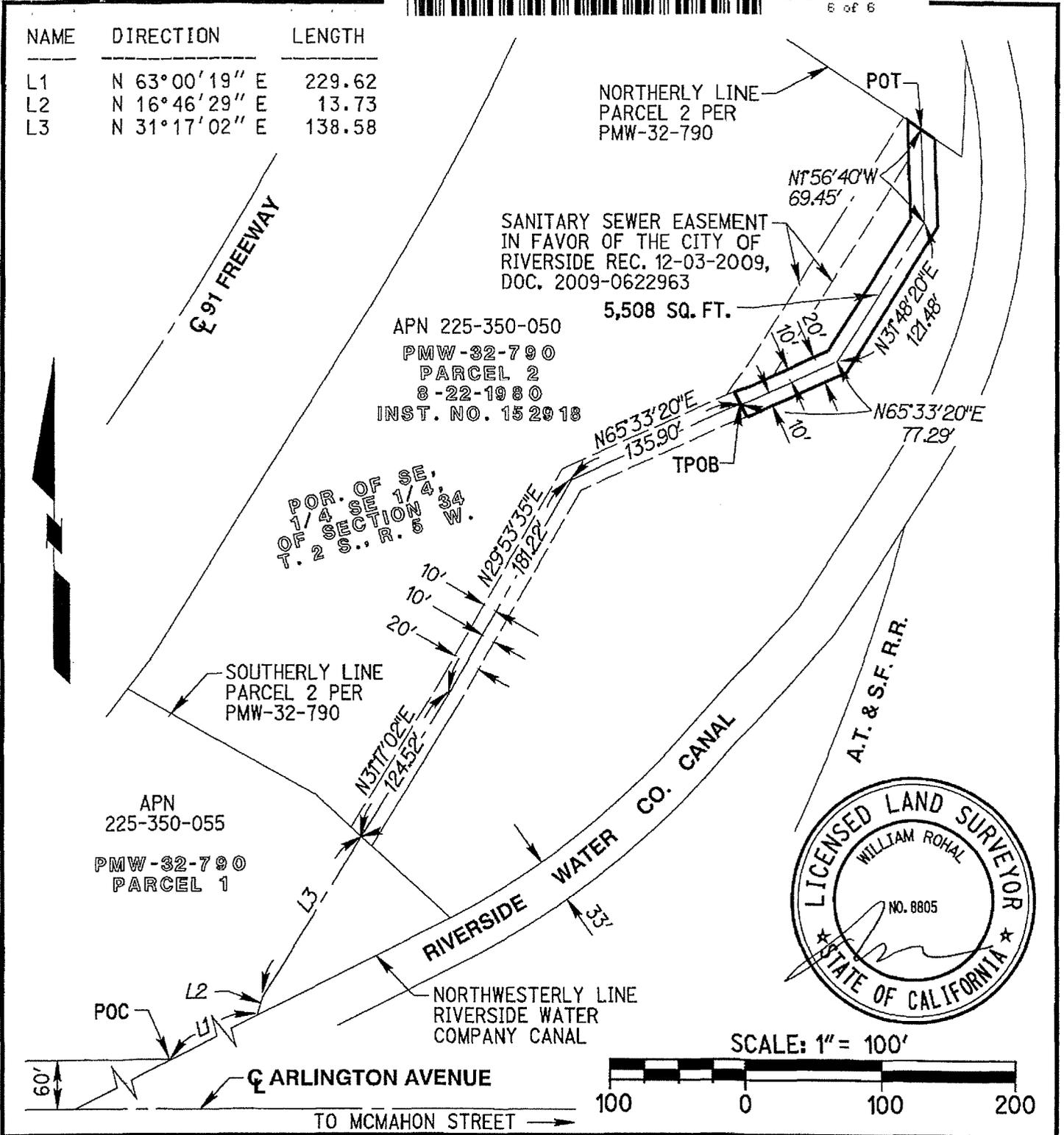


2012-0563717  
11/21/2012 11:24A  
5 of 6



2012-0563717  
 11/21/2012 11:24A  
 6 of 6

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



# 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

SANITARY SEWER FACILITIES EASEMENT  
 16844

SCALE: 1"=100' DATE: SEPT. 13, 2012

© 2012 Rick Engineering Company