

DOC # 2011-0421733

09/22/2011 02:24P 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
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG-CC					T:	CTY	UNI	512	

FOR RECORDER'S OFFICE USE ONLY

Project: P11-0162
APN: 211-183-020, 021 & 025
Address: 1745 University Ave.

D- 16719

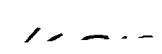


EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

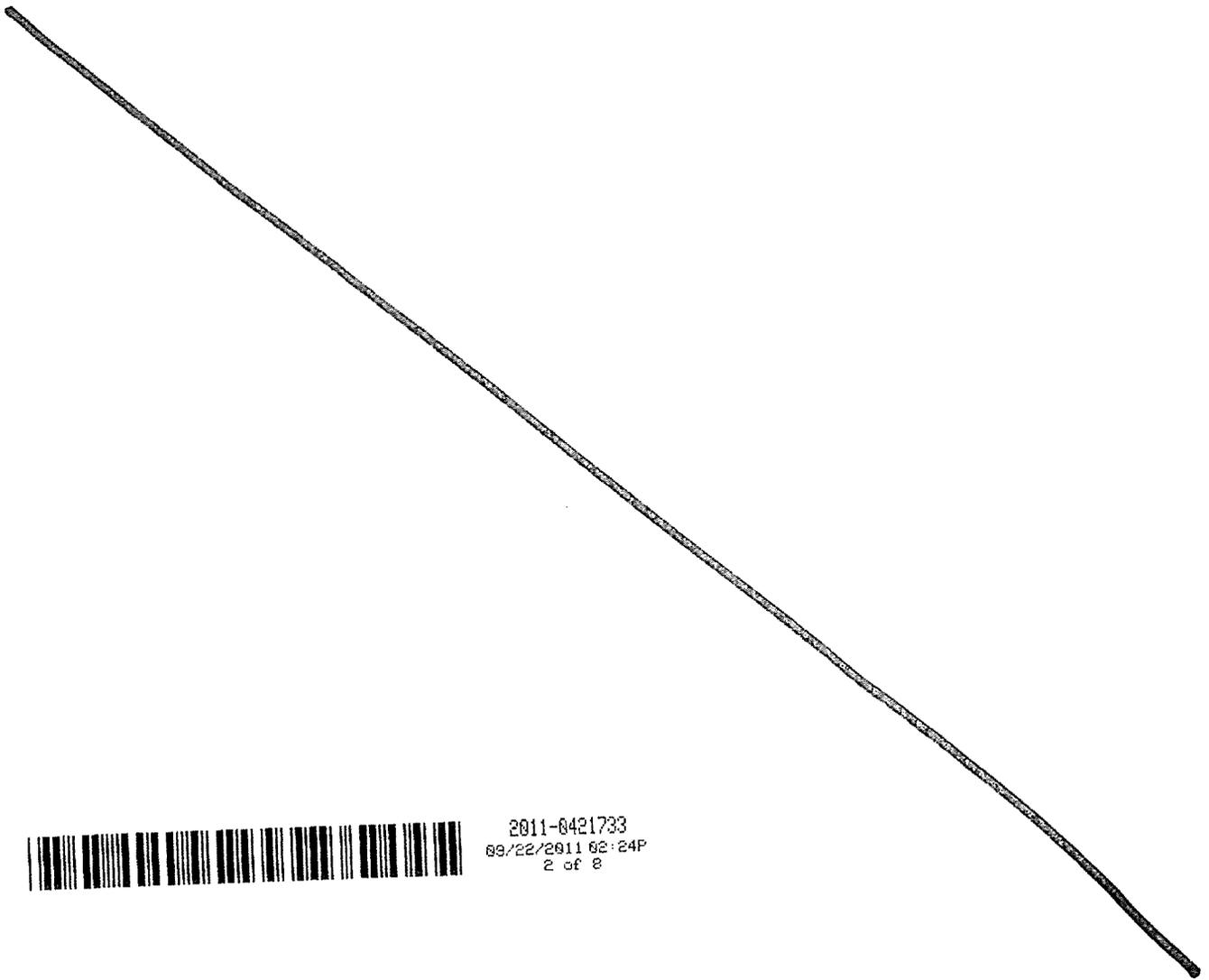
CHICAGO-UNIVERSITY GROUP, LLC, a California limited liability company as Grantor, grants to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION 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 BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

Said BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES shall only be constructed in areas outside of existing building footprints, or approved building footprints shown on a plot plan and any subsequent alterations or modifications thereto as approved by the Grantee. Grantor, their successors and assigns agree that all costs associated with the modification or alteration of any constructed BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES shall be borne by Grantor.



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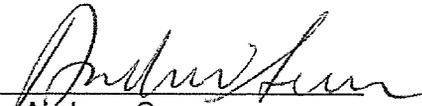
**CHICAGO-UNIVERSITY GROUP, LLC,
a California limited liability company**

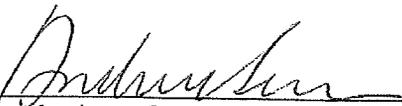
By: WPI-UNIVERSITY N, LLC
a California limited liability company
Its: Manager

By: WPI-UNIVERSITY G, LLC
a California limited liability company
Its: Manager

By: WPI-CH, LLC
a Nevada limited liability company
Its: Manager

By: WPI-CH, LLC
a Nevada limited liability company
Its: Manager

By: 
Name: Andrew Sun
Its: Manager

By: 
Name: Andrew Sun
Its: Manager

By: 
Name: John E. Young
Its: Manager

By: 
Name: John E. Young
Its: Manager



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State of California

County of Los Angeles } ss

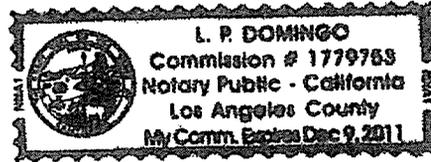
On Sept. 14, 2011, before me, L.P. Domingo, Notary Public,
notary public, personally appeared, John E. Young

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.

L. P. Domingo
Notary Signature



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State of California

County of Los Angeles } ss

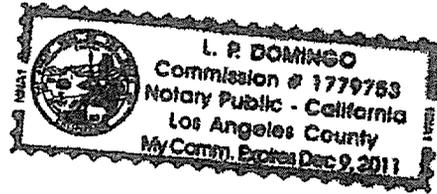
On Sept. 15, 2011, before me, L.P. Domingo, Notary Public,
notary public, personally appeared, Andrew Sun

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.

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L. P. Domingo
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, 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.

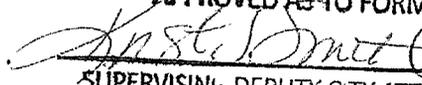
DATED 9/22/11

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM


SUPERVISING DEPUTY CITY ATTORNEY



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Exhibit A
Blanket P.U.E.
Legal Description

Those portions of Lots 48 Through 53, inclusive of the Alta Mesa Tract, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 7, page 30 of Maps, Records of said County, described as follows;

Commencing at the Northwesterly corner of said Lot 48;

Thence South 00°07'55" West along the Westerly line of said Lot 48, a distance of 5.00 feet to the **True Point of Beginning**;

Thence continuing along said Westerly line South 00°07'55" West, a distance of 149.57 feet to a line parallel with and 50.00 feet Northerly of the centerline of University Avenue (formerly Eight Street) as shown on said Alta Mesa Tract;

Thence along said parallel line North 89°24'42" East, a distance of 119.99 feet to the Easterly line of said Lot 49;

Thence along said Easterly line of Lot 49, North 00°09'12" East, a distance of 4.00 feet to a line parallel and 54.00 feet Northerly of said centerline of University Avenue;

Thence along said parallel line North 89°24'42" East, a distance of 119.99 feet to the Easterly line of said Lot 51;

Thence along said Easterly line of Lot 51, North 00°10'29" East, a distance of 0.50 feet to a line parallel and 54.50 feet Northerly of said centerline of University Avenue;

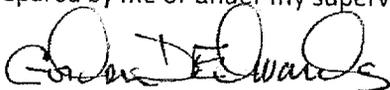
Thence along said parallel line North 89°24'42" East, a distance of 119.99 feet to the Easterly line of said Lot 53;

Thence along said Easterly line of Lot 53 North 00°11'46" East, a distance of 145.07 feet to a line parallel and 5.00 feet Southerly of the Northerly line of said Lot 53;

Thence along said parallel line and the Westerly prolongation, South 89°24'41" West, a distance of 360.15 feet to the **True Point of Beginning**.

Containing 1.21 acres, more or less.

Prepared by me or under my supervision



Gordon D. Edwards, PLS 6678
Expiration 6-30-2012



DESCRIPTION APPROVAL:

BY:  7/18/11
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

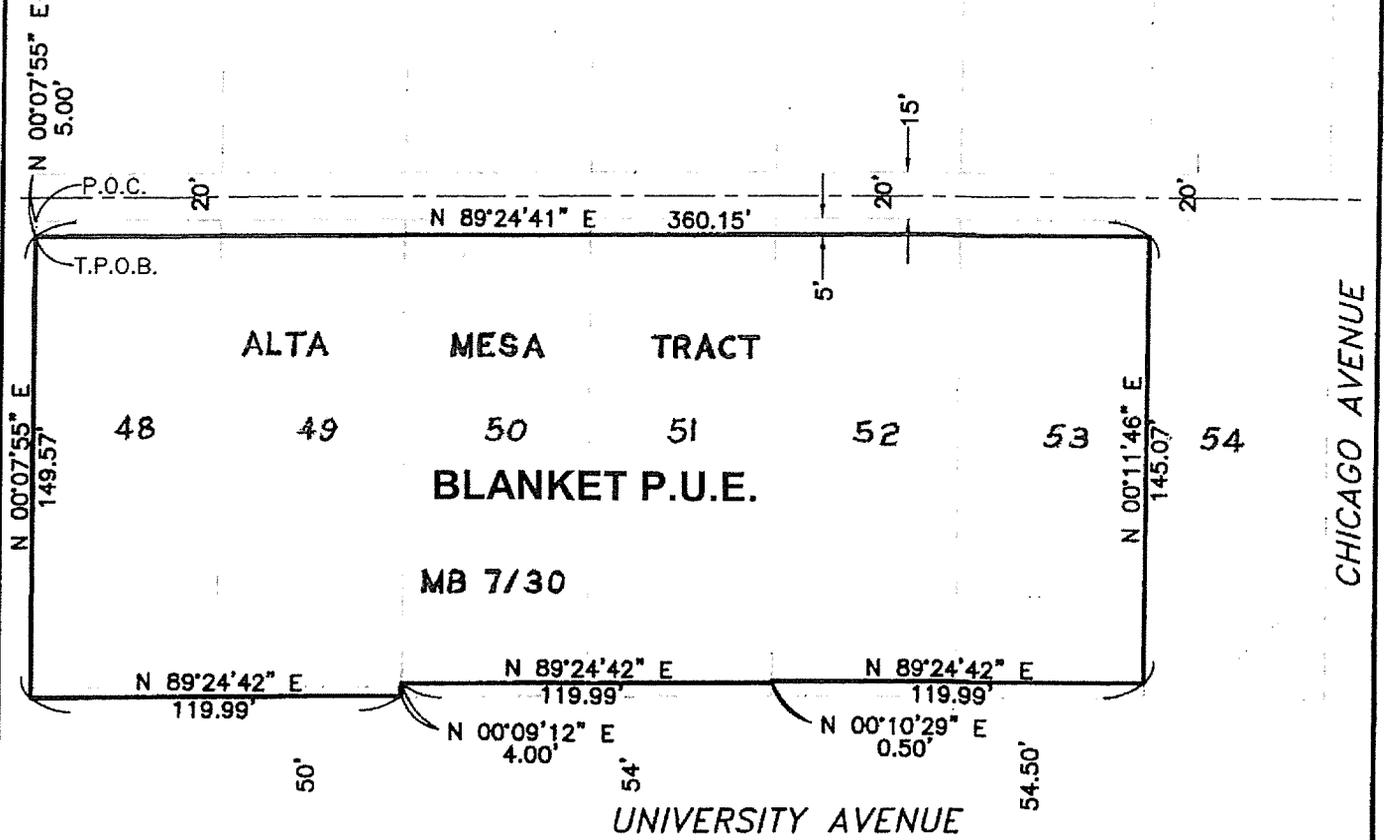


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LOT LINE ADJUSTMENT
P11-0162

SHEET 1 OF 1



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adkan
ENGINEERS
Civil Engineering · Surveying · Planning
6820 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 · Fax: (951) 688-0599

SCALE: 1"=60'

JOB NO. 7724

DATE: 6/11

CLIENT: WORLD
PREMIER INV.

APPROVED BY:

Gordon D. Edwards

GORDON D. EDWARDS L.S. 6678

ALTA MESA TRACT
MB 7/30
LOTS 48-53

16719