

DOC # 2011-0551350

12/13/2011 03:32P 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



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**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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FOR RECORDER'S OFFICE USE ONLY

Project: A.P.N 250-130-007  
250-281-003  
Water Backflow Device

D- ~~1612~~  
**16743** C  
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**EASEMENT FOR WATER BACKFLOW  
DEVICE INSPECTION**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Sterling-Riverside 2, LP, a Delaware Limited Partnership, as Grantor grants to the City of Riverside, a California charter city and municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for inspection and approval of a water backflow device, together with all necessary appurtenances, in, under, over and along that certain real property as described and depicted 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 enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other materials 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 inspecting and approving said water backflow device.

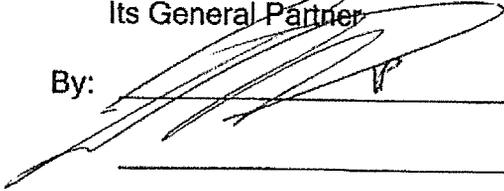
Grantor acknowledges that Grantee's responsibility to construct, reconstruct, maintain, operate, repair, replace and remove said water backflow device, together with all necessary appurtenances, will cease at the demarcation point as described in Exhibits "C-1 through C-4" and that Grantor is responsible to construct, reconstruct, maintain, operate, repair, replace, remove and inspect said facilities beyond the demarcation point described herein.

Except as to the sole negligence or willful misconduct of the Grantee, Grantor will, insofar as it may legally do so, indemnify and hold Grantee harmless from and against any of all claims, demands, suits, judgments, expenses and costs on account of injury to or death of, any person, of loss of or damage to property, arising out the inspection and approval of said water backflow device.

This Easement shall run with the land and shall be binding upon and inure to the benefit of Grantee. Grantor, their heirs, successors and assigns in interest, shall be bound by all the terms and conditions contained in this easement document and all the parties thereto shall be jointly and severally liable thereunder.

STERLING-RIVERSIDE 2, L.P. a Delaware  
Limited Partnership

By: UCRIV 2, Inc., a Texas Corporation,  
Its General Partner

By: \_\_\_\_\_  


By: John Galtreane, Vice President  
\_\_\_\_\_



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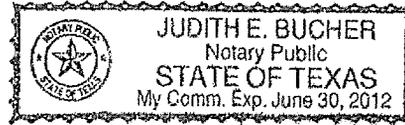
ACKNOWLEDGMENT

State of Texas  
County of Harris } ss

On 11-01-11, before me, Judith E. Bucher, a notary public personally appeared John Caltagirone, Vice President, 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 <sup>Texas</sup>~~California~~ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Judith E. Bucher  
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 here by accepted by the undersigned officers 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 this duly authorized officer.

Date 12/5/11

**CITY OF RIVERSIDE**

By Beth J. Graham

Attest: Sherry Norton  
City Clerk

APPROVED AS TO FORM

Susan Nelson  
DEPUTY CITY ATTORNEY



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**EXHIBIT 'A' – LEGAL DESCRIPTION  
BLANKET WATER EASEMENT**

THAT CERTAIN REAL PREOPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 'A' OF PARCEL MERGER NO. P10-0508, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 1, 2011, AS INSTRUMENT NO. 2011-0389870, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SAID PARCEL CONTAINS 7.78 ACRES, MORE OR LESS.

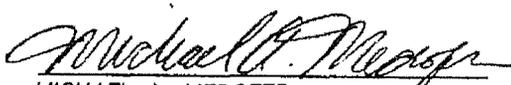
SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE, MADE A PART HEREOF.

DESCRIPTION APPROVAL  
  
MARK S. BROWN  
CITY SURVEYOR  
10/27/2011  
DATE



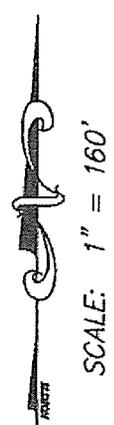
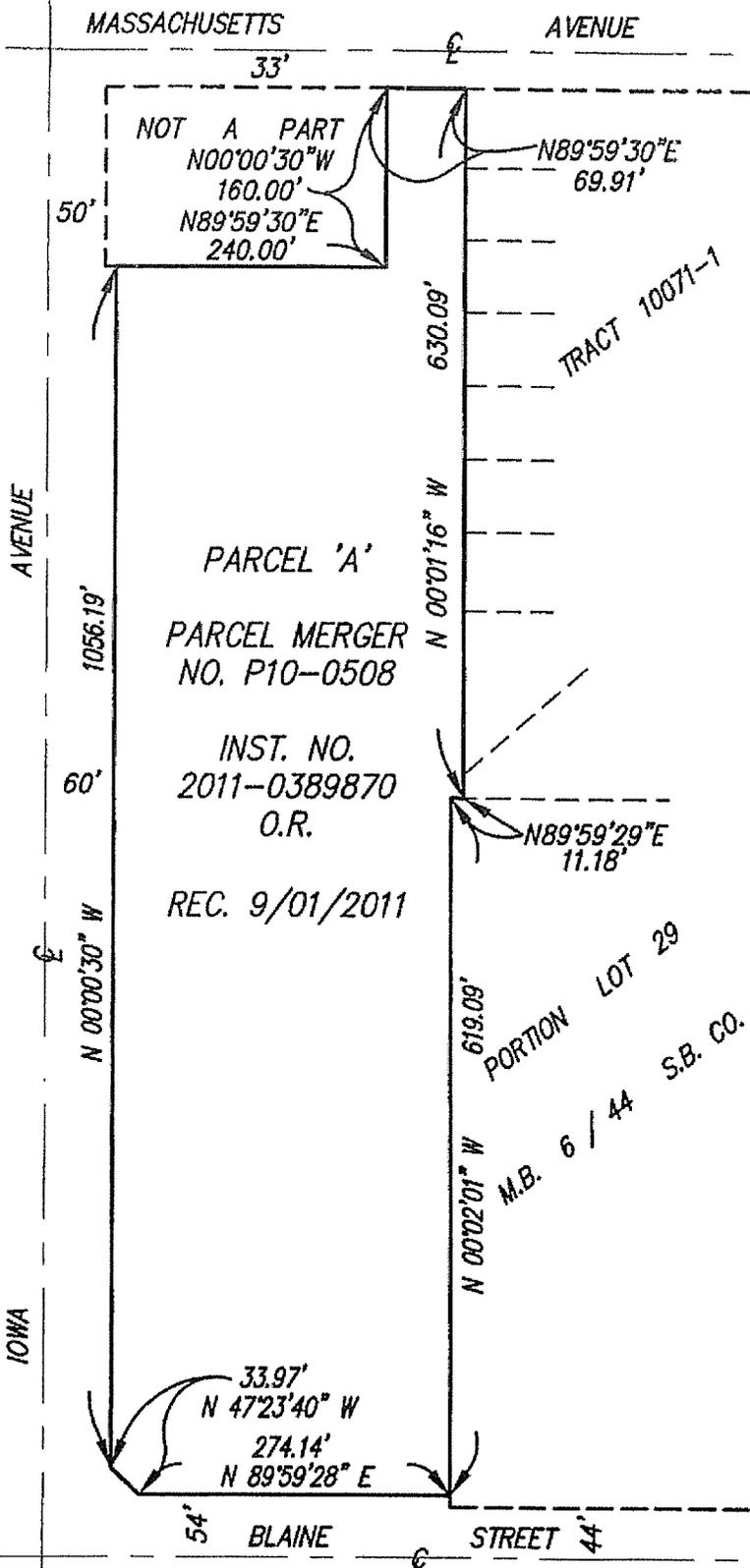
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EXHIBIT PREPARED BY: MERIDIAN LAND SERVICES, INC.  
ADDRESS: PO BOX 1165 WILDOMAR, CA 92595 PHONE  
NUMBER: 951.440.4377

  
MICHAEL A. MEDOFER  
L.S. 7385 EXP. 10/04/2011  
12/31/11  
J.N. 10-015

16743

**EXHIBIT 'B' - MAP  
BLANKET WATER EASEMENT**



*Michael A. Medofer*  
MICHAEL A. MEDOFER  
L.S. 7385  
EXP. 12/31/11  
10/04/2011

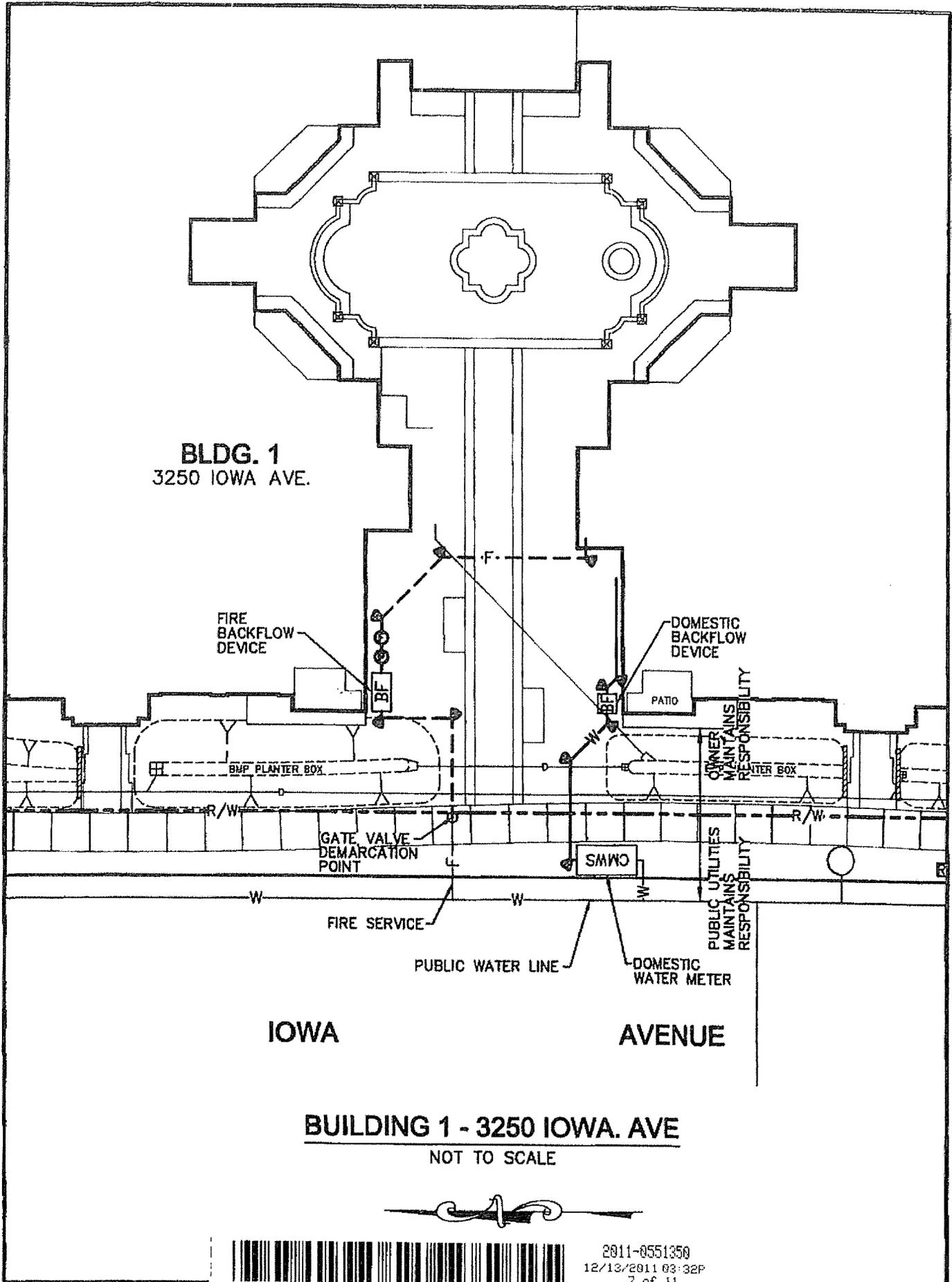
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NUMBER: 951.440.4377

J.N. 10-015

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**BUILDING 1 - 3250 IOWA. AVE**

NOT TO SCALE



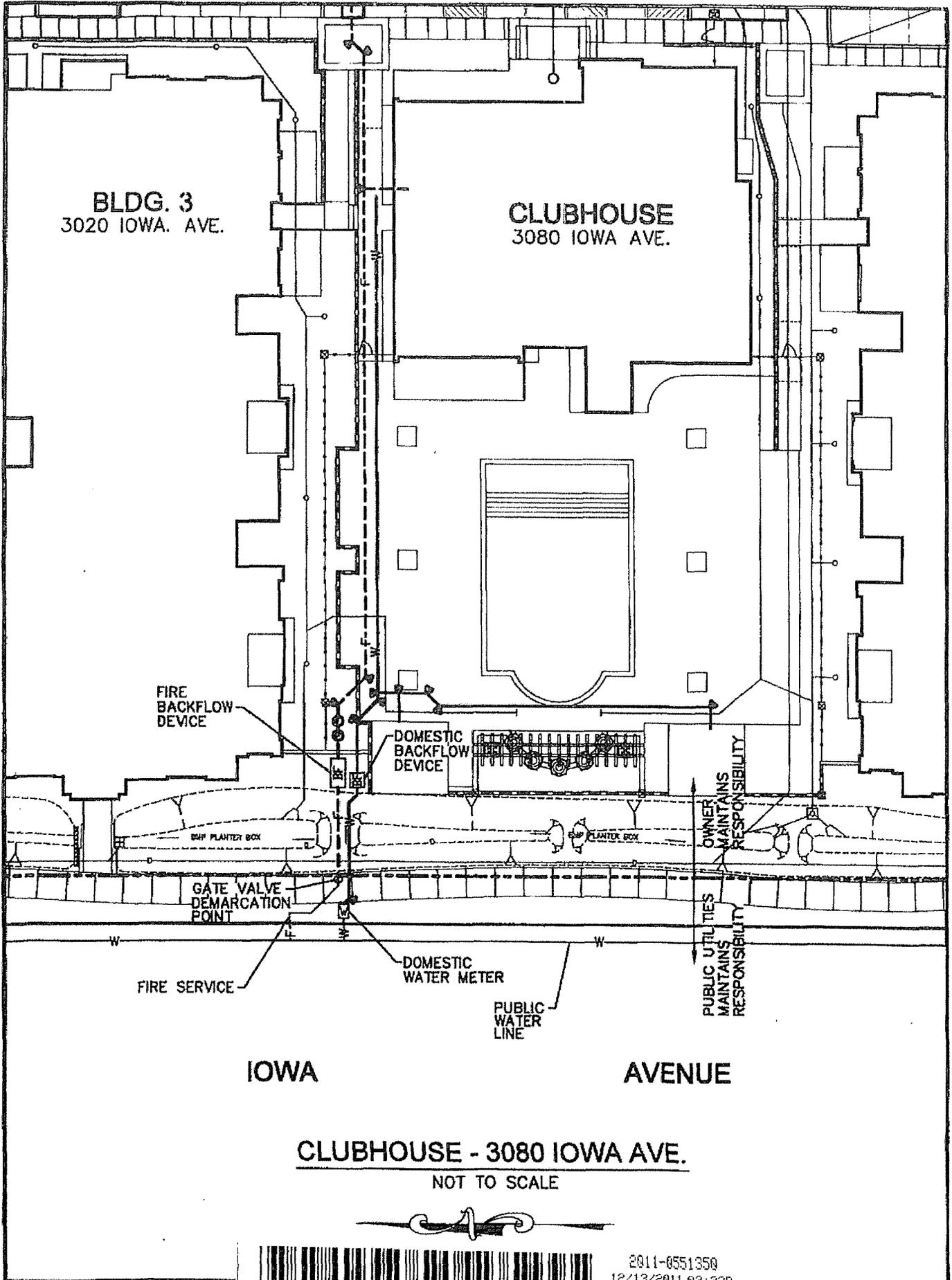
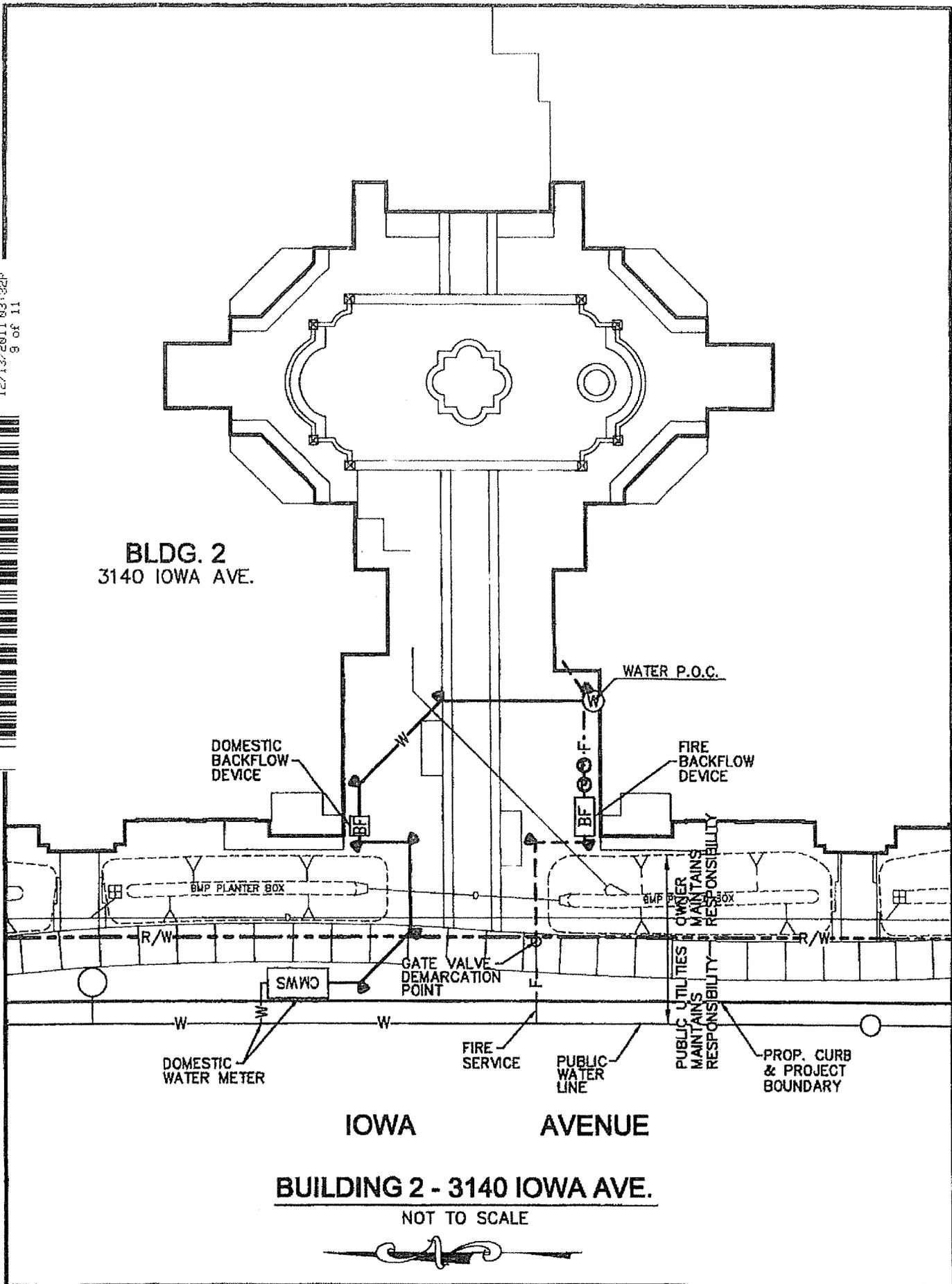


EXHIBIT C-3

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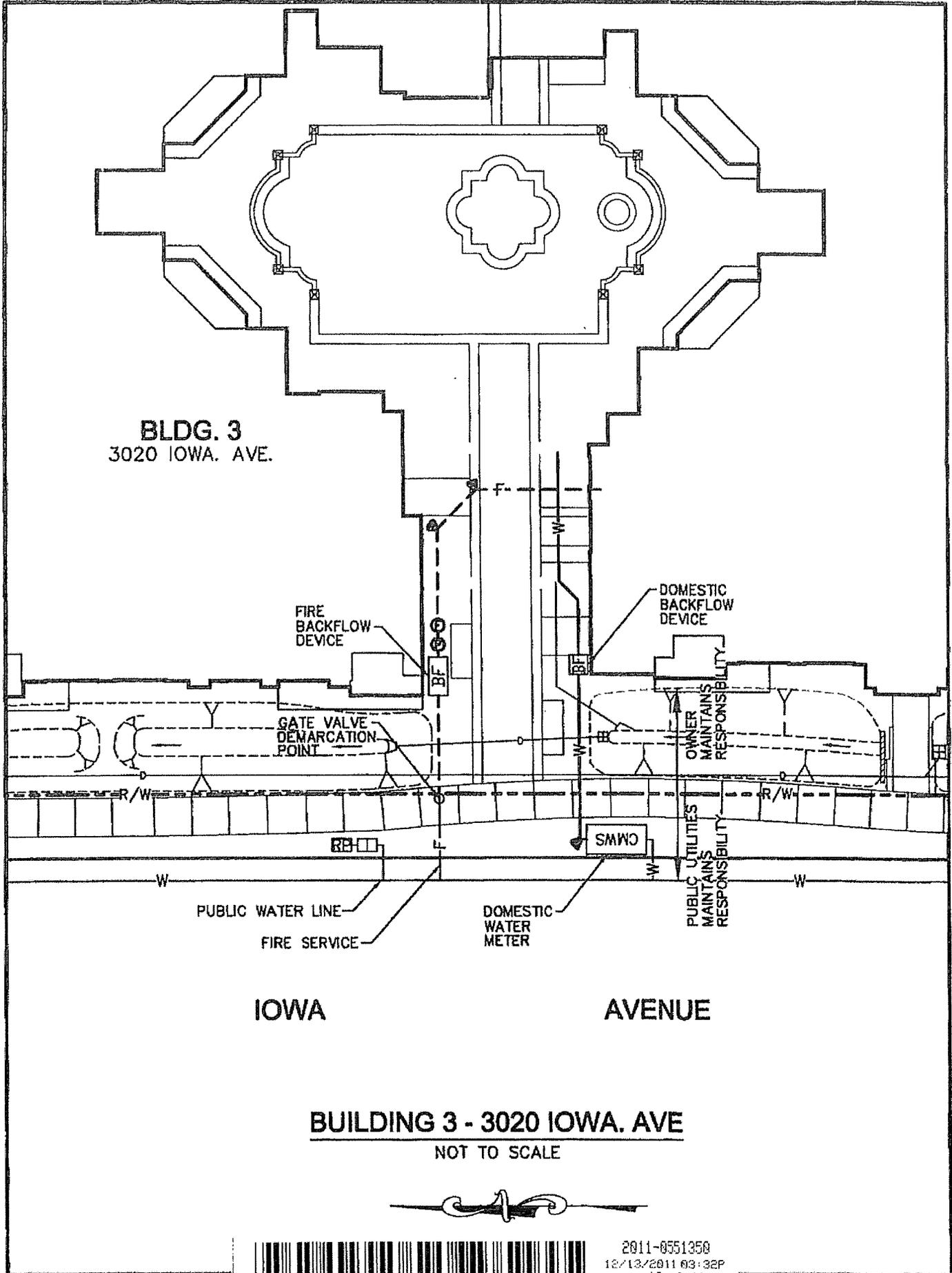
BLDG. 2  
3140 IOWA AVE.



IOWA AVENUE  
BUILDING 2 - 3140 IOWA AVE.  
NOT TO SCALE



10793



**BLDG. 3**  
3020 IOWA. AVE.

FIRE  
BACKFLOW  
DEVICE

DOMESTIC  
BACKFLOW  
DEVICE

GATE VALVE  
DEMARCATON  
POINT

OWNER  
MAINTAINS  
RESPONSIBILITY

PUBLIC UTILITIES  
MAINTAINS  
RESPONSIBILITY

PUBLIC WATER LINE  
FIRE SERVICE

DOMESTIC  
WATER  
METER

IOWA

AVENUE

**BUILDING 3 - 3020 IOWA. AVE**  
NOT TO SCALE



10793



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):

Owner  
Maintains  
responsibility  
Bm P Planter Box  
Public  
Utilities  
maintains  
responsibility

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Date:

12/13/2011

Signature:

*Irene Martinez*

Print Name:

IRENE MARTINEZ