

When recorded mail to:

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

DOC # 2004-0991696

12/15/2004 08:00A Fee:NC

Page 1 of 8

Recorded in Official Records

County of Riverside

Gary L. Orso

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)

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Project: P04-1418
University & Iowa Avenues

A.P.N. 253-030-016, 019 & 022

D - 15412



TRA 009

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RIVERSIDE STUDENT HOUSING, L.P.**, a California limited partnership, 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 hereby 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, replacing, relocating, renewing and removing said sanitary sewer facilities.

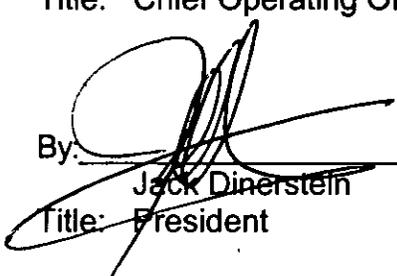
Dated: 12/8/04

**RIVERSIDE STUDENT HOUSING, L.P.,
a California limited partnership**

BY: DC Student Apartments - Riverside, L.P.,
a Texas limited partnership,
Its General Partner

BY: DC Developers - Riverside, Inc.,
a Texas corporation,
Its General Partner

By: 
Tom Caltagirone
Title: Chief Operating Officer

By: 
Jack Dinerstein
Title: President



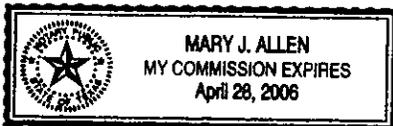
THE STATE OF TEXAS
COUNTY OF HARRIS

§
§
§

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Tom Caltagironé, Chief Operating Officer of DC DEVELOPERS - RIVERSIDE, INC., a Texas corporation, which is the general partner of DC STUDENT APARTMENTS - RIVERSIDE, L.P., a Texas limited partnership, which is the general partner of **RIVERSIDE STUDENT HOUSING, L.P.**, a California limited partnership, known to me to be the person whose name is subscribed the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated, and as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL of office, this 8 day of December, 2004.

(SEAL)



Mary J. Allen

(Type or Print Name of Notary)
Notary Public in and for the
State of Texas

My commission expires: _____



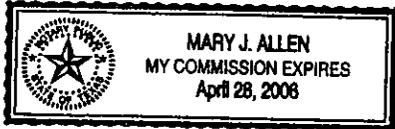
THE STATE OF TEXAS
COUNTY OF HARRIS

§
§
§

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jack Dinerstein, President of DC DEVELOPERS - RIVERSIDE, INC., a Texas corporation, which is the general partner of DC STUDENT APARTMENTS - RIVERSIDE, L.P., a Texas limited partnership, which is the general partner of **RIVERSIDE STUDENT HOUSING, L.P.**, a California limited partnership, known to me to be the person whose name is subscribed the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated, and as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL of office, this 8th day of December, 2004.

(SEAL)



Mary J. Allen

(Type or Print Name of Notary)
Notary Public in and for the
State of Texas

My commission expires: _____



**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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 12/14/04

CITY OF RIVERSIDE

By Neil Gutierrez

P04-1418 SWR ESMT.DOC

Administrative Services Manager

APPROVED AND FORWARDED
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney

2004-0931696
12/15/2004 08:00A
5 of 8



EXHIBIT "A"

UNIVERSITY & IOWA
SANITARY SEWER EASEMENT

PARCEL A

That portion of Lot 1 in Block 2 of the Subdivision of Section 30, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by map on file in Book 2, Page 37 of Maps, records of Riverside County, California, lying within a strip of land 20.00 feet in width, the centerline of which is described as follows:

COMMENCING at the northeast corner of Parcel 1 of Parcel Map 15816, as shown by map on file in Book 77, Pages 24 and 25 of Parcel Maps, records of Riverside County, California; said corner also being the northeast corner of the land conveyed to Albert S. Johnson, et ux., by deed recorded February 14, 1966, as Instrument No. 16187 of Official Records of Riverside County, California;

THENCE South 89°52'00" East, along the southerly line of University Avenue as shown by said Parcel Map 15816, a distance of 10.00 feet to a line that is parallel with and distant 10.00 feet easterly, as measured at right angles, from the easterly line of said Parcel 1 and the POINT OF BEGINNING of this centerline description;

THENCE South 0°00'15" West, along said parallel line, a distance of 114.42 feet to a point hereinafter referred to as "POINT A";

THENCE South 0°00'15" West, continuing along said parallel line, a distance of 143.88 feet to an angle point in said centerline;

THENCE South 60°15'58" East, a distance of 64.68 feet to the END of said centerline description;

The sidelines of said strip of land shall be lengthened or shortened to terminate in said southerly line of University Avenue and shall terminate at right angle to the END of said centerline description.

PARCEL B

That portion of Lot 1 in Block 2 of the Subdivision of Section 30, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by map on file in Book 2, Page 37 of Maps, records of Riverside County, California, and that portion of Parcels 1 and 2 of Parcel Map 11318, as shown by map on file in Book 70, Pages 86 and 87 of Parcel Maps, records of Riverside County, California, lying within a strip of land 20.00 feet in width, lying 6.00 feet northerly and northeasterly, and lying 14.00 feet southerly and southwesterly, of the following described line:

2004-0991696
12/15/2004 08:08A
6 of 8



BEGINNING at "POINT A" described hereinabove;

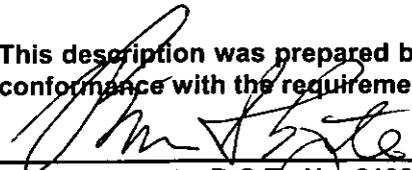
THENCE South 89°52'00" East, a distance of 356.64 feet to an angle point;

THENCE South 16°41'59" East, a distance of 68.25 feet to an angle point;

THENCE South 62°32'23" East, a distance of 45.04 feet to the END of this line description;

The sidelines of said strip of land shall be lengthened or shortened to terminate in the easterly line of PARCEL A as described hereinabove, and shall terminate at right angle to the END of this line description;

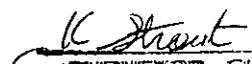
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Brian G. Esgate, R.C.E. No. 21884 Date 12/6/2004
License Expires 9-30-2005



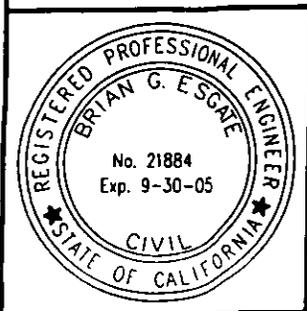
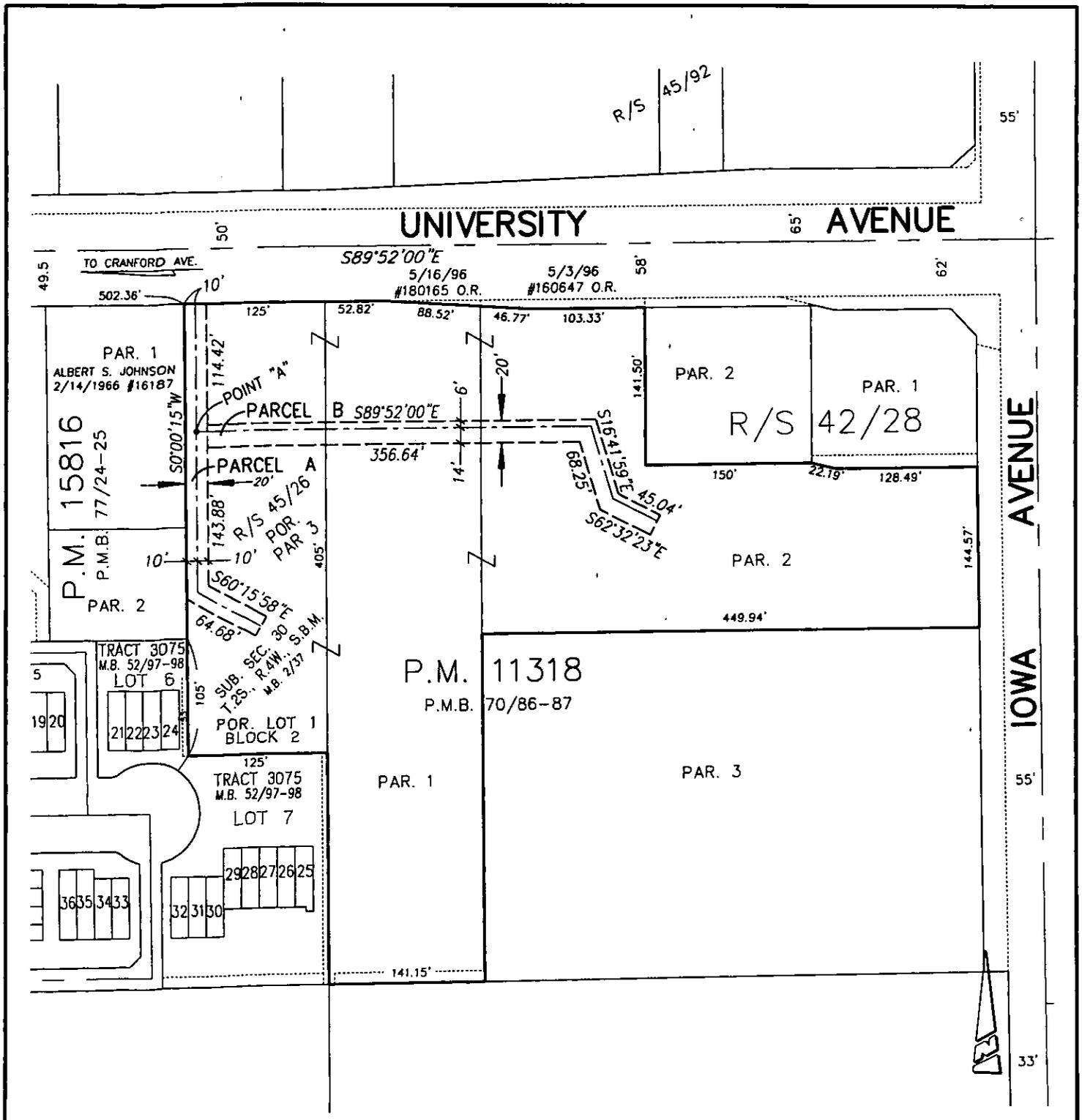
DESCRIPTION APPROVAL 12, 7, 04



for SURVEYOR, CITY OF RIVERSIDE

2004-0991696
12/15/2004 06:00A
2 of 8





ESGATE ENGINEERING
3351 PACHAPPA HILL
RIVERSIDE, CALIFORNIA
92506
(909) 313-2058

PREPARED BY: *[Signature]* R.C.E. NO. 21884
DATE: 12/16/04

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

PROJECT: 20' SEWER ESMT.
SCALE: N.T.S. 41-1

15412