

When recorded mail to:

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

DOC # 2011-0383097

08/30/2011 09:22A Fee:NC

Page 1 of 5

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)

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Project: P10-0508  
Iowa Ave. & Blaine Street  
POR. A.P.N's. 250-130-007, 250-281-002 & 003

**D - 16711**



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **STERLING-RIVERSIDE 2, L.P., a Delaware limited partnership**, 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 as 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

16711

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.

Dated 8-24-11

**STERLING-RIVERSIDE 2, L.P., a  
Delaware limited partnership**

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

By 

Tom CATAGIRONE  
(print name)

Title C.O.O.



2011-0303097  
08/30/2011 09:22A  
2 of 5



2011-0383097  
08/30/2011 09:22A  
3 of 5

State of Texas  
~~California~~

County of Harris } ss

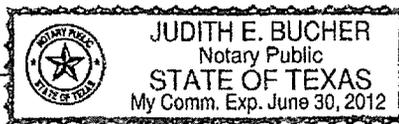
On August 24, 2011, before me, Judith E Bucher,  
notary public, personally appeared, Tom Caltagirone, Chief Operating Officer

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.

Judith E Bucher  
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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8/26/11

APPROVED AS TO FORM:  
[Signature]  
By: \_\_\_\_\_  
Deputy City Attorney

**CITY OF RIVERSIDE**

By [Signature]  
David Welch  
Real Property Services Manager

EXHIBIT 'A' – LEGAL DESCRIPTION

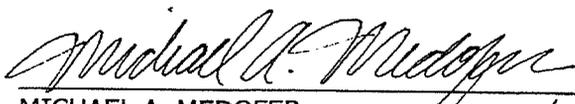
**BLANKET UTILITY EASEMENT**

PORTIONS OF LOT 29 AND THE WEST HALF OF LOT 20 OF EAST RIVERSIDE LAND COMPANY SUBDIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 44 OF MAPS, SAN BERNARDINO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MASSACHUSETTS AVENUE AND THE EASTERLY LINE OF THE WESTERLY HALF OF SAID LOT 20, SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF TRACT NO. 10071-1 AS SHOWN ON MAP FILED IN BOOK 128 PAGES 45 THROUGH 47 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF PARCEL 1 OF THOSE CERTAIN PARCELS OF LAND DESCRIBED IN DEED TO STERLING-RIVERSIDE 2, L.P., BY DOCUMENT RECORDED APRIL 28, 2011 AS INSTRUMENT NO. 2011-0186699, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY; THENCE, SOUTHERLY ALONG SAID EASTERLY LINE, SOUTH 00°01'16" EAST 630.09 FEET TO THE NORTHERLY LINE OF SAID LOT 29, SAID NORTHERLY LINE ALSO BEING THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF PARCEL 2 AS DESCRIBED IN SAID DOCUMENT RECORDED APRIL 28, 2011; THENCE, WESTERLY ALONG SAID NORTHERLY LINE, SOUTH 89°59'29" WEST 11.18 FEET TO AN ANGLE POINT, SAID ANGLE POINT BEING 331.23 FEET DISTANT FROM THE NORTHEASTERLY CORNER OF SAID LOT 29, AS MEASURED ALONG SAID NORTHERLY LINE; THENCE, SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 2, PARALLEL WITH THE EASTERLY LINE OF SAID LOT 29, SOUTH 00°02'01" EAST 619.09 FEET TO A LINE PARALLEL WITH AND 10.00 FEET NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF BLAINE STREET AS SHOWN ON SAID MAP OF TRACT NO. 10071-1; THENCE, WESTERLY ALONG SAID PARALLEL LINE, SOUTH 89°59'28" WEST 274.14 FEET TO AN ANGLE POINT; THENCE, NORTH 47°23'40" WEST 33.97 FEET TO A LINE PARALLEL WITH AND 10.00 FEET EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF IOWA AVENUE AS SHOWN ON SAID MAP OF TRACT NO. 10071-1; THENCE, NORTHERLY ALONG SAID PARALLEL LINE, NORTH 00°00'30" WEST 1056.19 FEET TO THE NORTHERLY LINE OF PARCEL 3 AS DESCRIBED IN SAID DOCUMENT RECORDED APRIL 28, 2011; THENCE, EASTERLY ALONG SAID NORTHERLY LINE, NORTH 89°59'30" EAST 240.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 3; THENCE, NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 2, PARALLEL WITH SAID EASTERLY RIGHT-OF-WAY LINE OF IOWA AVENUE, NORTH 00°00'30" WEST 160.00 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF MASSACHUSETTS AVENUE; THENCE, EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°59'30" EAST 69.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 7.78 ACRES, MORE OR LESS

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

  
MICHAEL A. MEDOFER  
P.L.S. 7385  
7/18/2011



DESCRIPTION APPROVAL:

BY:  8/9/2011  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR



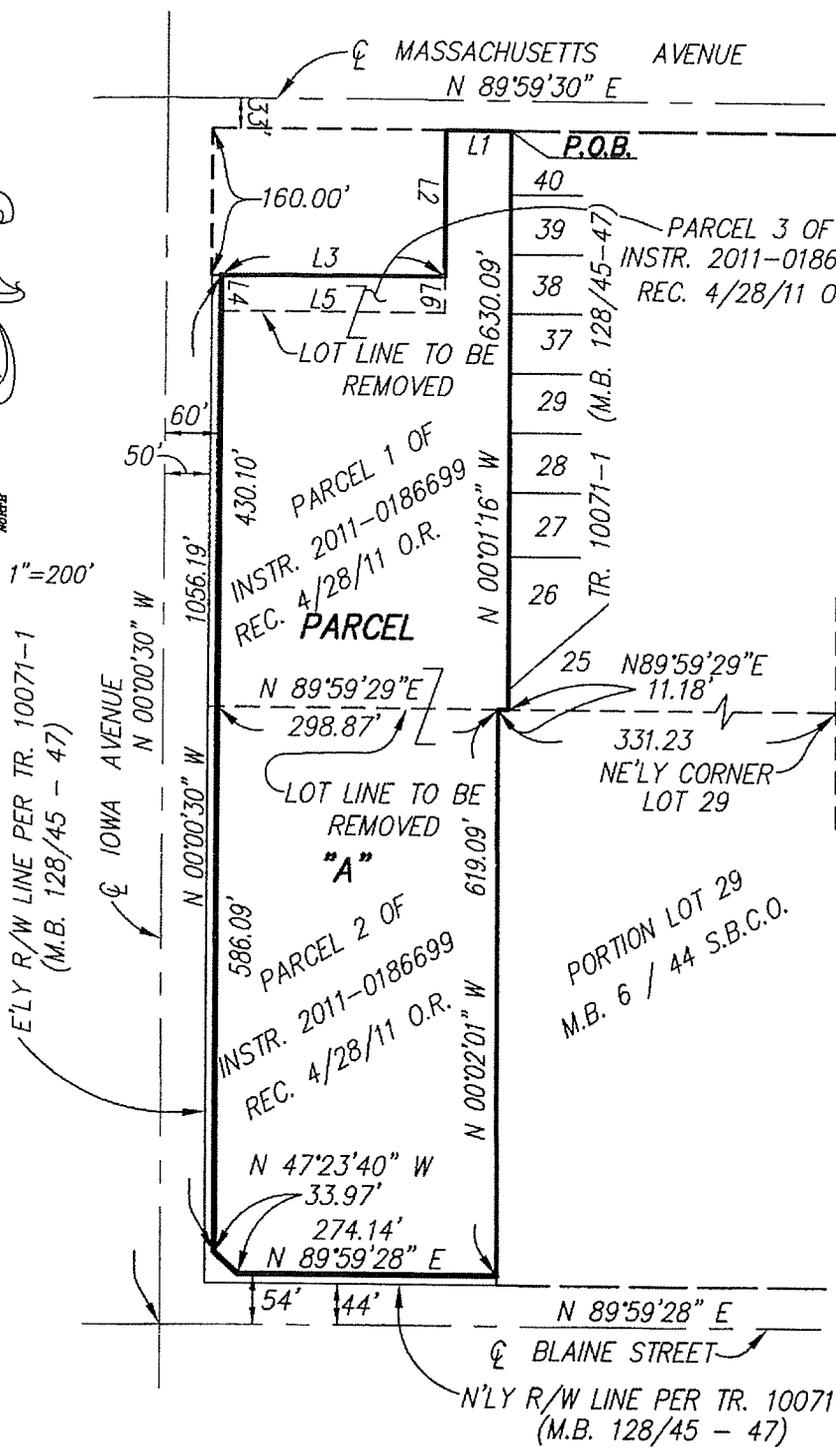
2011-0383097  
08/20/2011 09:22A  
4 of 5

10711

# EXHIBIT 'B' - MAP BLANKET UTILITY EASEMENT



SCALE: 1"=200'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°59'30"E	69.91'
L2	N00°00'30"W	160.00'
L3	N89°59'30"E	240.00'
L4	N00°00'30"W	40.00'
L5	N89°59'30"E	240.00'
L6	N00°00'30"W	40.00'



2011-0883897  
08/26/2011 09:22H  
5 of 5



  
 MICHAEL A. MEDOFER  
 L.S. 7385  
 EXP. 12/31/11

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

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