

When recorded mail to:

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

2018-0115203

03/27/2018 01:44 PM Fee: \$ 0.00

Page 1 of 6

Recorded in Official Records
County of Riverside
Peter Aldana
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)

FOR RECORDER'S OFFICE USE ONLY

Project: P16-0106
POR. A.P.N. 263-030-062
Address: 5925 Sycamore Canyon Blvd.

D - 17168

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Windemere at Sycamore Highlands, LLC, a Delaware limited liability company, as Grantor(s)**, grant(s) to the **CITY OF RIVERSIDE, a California charter city and municipal corporation**, as **Grantee**, its successors and assigns, a non-exclusive easement and right-of-way for the sole purpose of the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **TRAFFIC SIGNAL FACILITIES**, together with all necessary appurtenances, in, under, upon, over and along that certain real property identified in **Exhibit "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California (the "Easement Area").

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, except for any structures or landscaping existing as of the date of this Easement identified on Exhibit A, 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 **TRAFFIC SIGNAL FACILITIES**.

The Easement Area may be used by Grantor for any lawful purpose or purposes desired provided, in the reasonable judgment of Grantee, said use or uses do not destroy or damage the **TRAFFIC SIGNAL FACILITIES** or unreasonably interfere with the operation or maintenance thereof. Grantee hereby covenants that, upon completion of any work in

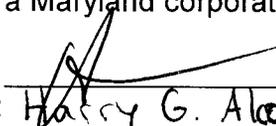
connection with the TRAFFIC SIGNAL FACILITIES, it will restore the Easement Area to its original condition, or near thereto as is reasonably possible. Grantee shall be responsible, and Grantor does not waive any claim, for damage in any manner for the negligence of any agent, representative or contractor for Grantee, during any work in connection with any of the TRAFFIC SIGNAL FACILITIES. All work by Grantee under this Easement shall be done in a good and workmanlike manner by competent personnel or contractors, in conformity with all applicable permits, licenses, ordinances, laws and regulations, and so as not to interfere with or restrict access to Grantor's property. Grantee shall keep Grantor's property free from any liens for labor or materials.

Dated 3/7/18

WINDEMERE AT SYCAMORE HIGHLANDS, LLC,
a Delaware limited liability company

By: UDR CALIFORNIA PROPERTIES, LLC,
a Virginia limited liability company, its Manager

By: UDR, INC.,
a Maryland corporation, its Manager


Name: Harry G. Alock
Title: SVP, Chief Investment Officer

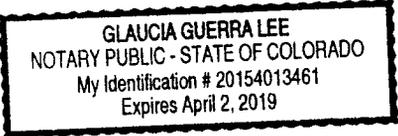
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ Colorado)
County of Douglas)

On March 7, 2018 before me, Glaucia Lee (insert name of notary), Notary Public, personally appeared Harry G. Alcock, 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~~ Colorado that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Glaucia Lee
(Signature)



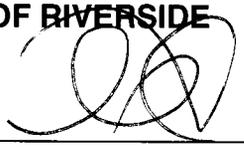
(Affix Seal)

**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 March 19, 2018

CITY OF RIVERSIDE

By 
David Welch
Real Property Services Manager

Approved as to Form:

By: 
Ruthann M. Elder
Deputy City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION
TRAFFIC SIGNAL EASEMENT

A PORTION OF PARCEL 2 OF PARCEL MAP NO. 28919, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 193 PAGES 92 THROUGH 97 INCLUSIVE, OF PARCEL MAPS, OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN CENTERLINE COURSE OF SYCAMORE CANYON BOULEVARD SHOWN AS 'SOUTH 12°50'31" EAST 1471.27 FEET' FOR BOX SPRINGS BOULEVARD ON PARCEL MAP 20166, FILED IN BOOK 131 PAGES 11 AND 12 OF PARCEL MAPS, RECORDS OF SAID COUNTY, THENCE, NORTHWESTERLY ALONG SAID CENTERLINE, NORTH 12°50'31" WEST 264.41 FEET; THENCE, LEAVING SAID CENTERLINE AT RIGHT ANGLES, SOUTH 77°09'29" WEST 52.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SYCAMORE CANYON BOULEVARD AND THE **TRUE POINT OF BEGINNING** OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE, NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, NORTH 12°50'31" WEST 103.00 FEET; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 32°53'00" WEST 27.93 FEET TO A LINE PARALLEL WITH AND 20.00 FEET SOUTHWESTERLY OF SAID RIGHT-OF-WAY LINE; THENCE, SOUTHEASTERLY ALONG SAID PARALLEL LINE, SOUTH 12°50'31" EAST 63.00 FEET; THENCE, SOUTH 57°08'05" EAST 28.64 FEET, MORE OR LESS, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,660 SQ. FT. MORE OR LESS.


MICHAEL A. MEDOFER
L.S. 7385 EXP. 12/31/19

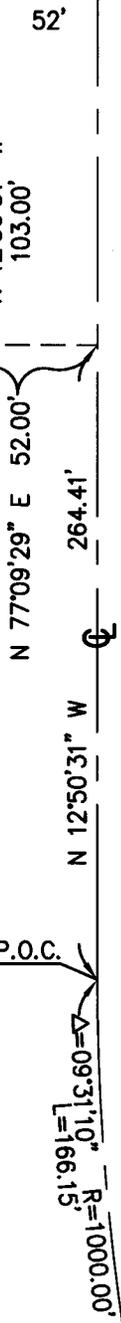
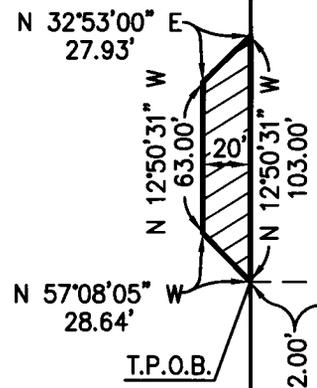


DESCRIPTION APPROVAL:

BY:  3/5/18
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

PARCEL 2
 P.M.B. NO. 28919
 P.M.B. 193 / 92 - 97



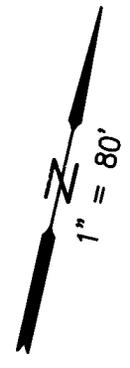
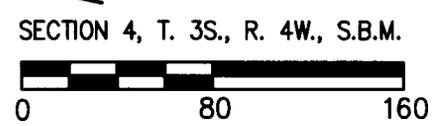
BOULEVARD
SYCAMORE CANYON
(FORMERLY BOX SPRINGS BOULEVARD)

DAN KIPPER
 DRIVE

PARCEL "A"
 INST. NO. 2016-0468847 O.R., RIV. CO.
 REC. 10/25/16



Michael A. Medofer 2/22/2018
 MICHAEL A. MEDOFER
 L.S. 7385 EXP. 12/31/19



CITY OF RIVERSIDE, CALIFORNIA D-17468

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

SHEET 1 OF 1

W.O.

SCALE: 1" = 80'

DRWN BY: MAM DATE 2/22/18
 CHKD BY: DATE

SUBJECT: TRAFFIC SIGNAL ESMT.

DEPARTMENT HEAD APPROVAL FORM
Contracts/Agreements

DATE: 3/19/18

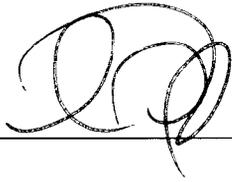
PARTIES: Windmere at Sycamore Highlands, LLC

PROJECT DESCRIPTION: P16-0106 (APN) - 263-030-062

SCOPE OF CONTRACT/SERVICE: Easement

IF AN AMENDMENT, REASON FOR AMENDMENT (e.g., more time needed, additional scope added, extension permitted from original contract, etc.):

DEPARTMENT:

DIVISION MANAGER'S APPROVAL:  _____

BUDGET ACCOUNT (GL Key and Object): _____

FUNDING AMOUNT: \$ _____

CEDD FISCAL MANAGER VERIFICATION OF FUNDS: _____

DEPT. HEAD APPROVAL:  _____

PROCUREMENT:

Verification that procurement of goods, services, construction, etc., was done in conjunction with the City's purchasing policies and procedure:

() Formal Procurement (Bid #, RFP #, panel, etc.): _____

() Informal Procurement (Three quotes, single/sole source, under non-bidding threshold, etc.): _____

() Emergency Procurement (date, event, etc.): _____

() Requisition Number: _____

() Date Approved by City Council/Board: _____

Purchasing Division Validation: _____ Date: _____

PLEASE RETURN TO: City Clerk's Office, Ext. 4276, DAlegria@riversideca.gov