

DOC # 2003-645403

08/22/2003 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

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 Sec. 6103)

Project: University Village  
Iowa Avenue Storm Drain

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For Recorder's Office Use Only

EASEMENT

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, UNIVERSITY VILLAGE LLC, a California limited liability company, 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 *storm drain 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 ("Easement").



TOGETHER WITH the right to clear said Easement and right-of-way from any structures, trees, landscaping, or other improvements whenever necessary for the inspection, maintenance, operation, repair, replacement, relocation, renewal or removal of said *storm drain facilities*, and the right to enter upon and to pass and repass over, under 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 constructing, reconstructing, maintaining, operating, repairing, replacing and removing said *storm drain facilities*.

Grantor intends to construct surface improvements, including, but not limited to, a parking structure, within a portion of the area encompassed by this Easement. Should such surface improvements unreasonably interfere with the rights granted herein, Grantee has the absolute right and discretion to remove any and all of the surface improvements as it determines to be necessary to permit Grantee to exercise its rights pursuant to this Easement and Grantee shall bill the Grantor for such actual removal and disposal expenses, and Grantor herein agrees and shall assume and pay to Grantee all costs and expenses incurred by the Grantee for the removal and disposal of such surface improvements. Grantor shall have the sole responsibility and shall pay all costs and expenses for the replacement or reconstruction of such surface improvements and Grantee shall assume no liability therefor.

Further, Grantor agrees to hold Grantee harmless for any and all lost profits, rents, and/or revenues arising or resulting from Grantees removal of any and/or all the surface improvements, and for any lost profits, rents and/or revenues arising or resulting from Grantor's loss of the use, whether temporary or permanent, of the improvements.



This grant of Easement for *storm drain facilities* shall run with the land and each and every term thereof shall be binding upon Grantor, its heirs, successors and assigns, and shall continue in effect until such time as released by the Public Works Director of the City of Riverside.

DATED: July 30, 2003

GRANTOR:

**UNIVERSITY VILLAGE LLC,**  
a California limited liability company

By: Southland Land Corporation,  
a California corporation,  
its General Manager

By: [Signature]

Title: President

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

Title: \_\_\_\_\_

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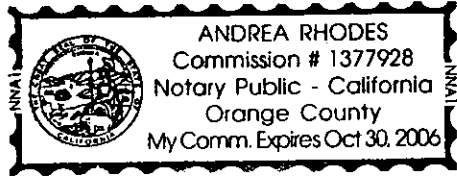


**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of Los Angeles } ss.

On July 30, 2003 before me, Andrea Rhodes  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Michael L. Keele  
Name(s) of Signer(s)

personally known to me  
 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.

WITNESS my hand and official seal.  
Andrea Rhodes  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Easement University Village LLC

Document Date: 7-30-03 Number of Pages: 5

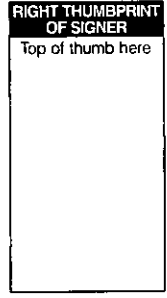
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: Michael L. Keele

- Individual
- Corporate Officer — Title(s): President
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



**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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8/14/03

**CITY OF RIVERSIDE**

Interim *Neil J. [Signature]*  
Real Property Services Manager  
of the City of Riverside

**APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE**

BY *[Signature]*  
Deputy City Attorney



**EXHIBIT "A"**  
**STORM DRAIN EASEMENT**

A portion of Parcel 2, of Parcel Map recorded in Book 14, page 10 of Parcel Maps, Records of the County of Riverside, State of California, said land also being a portion of Parcels "A " and "B", as shown on a City of Riverside Certificate of Compliance for Lot line Adjustment, as recorded December 19, 2001 as Instrument Number 2001-630132 Official Records, Records said County, more particularly described as follows:

A 30.00-foot wide strip of land, lying 15.00 feet on each side of, as measured at right angles to and parallel with the following described centerline:

**COMMENCING** at the Northeasterly corner of said Parcel 2, said corner also being on the Southerly 44.00 foot half-width sideline of Linden Street and the Southwesterly sideline of State Highway Route 60/215, as shown on said Parcel Map;

**THENCE**, along said State Highway sideline and the Northeasterly line of said Parcel 2, South 39° 03'24" East, a distance of 428.96 feet to the beginning of a non-tangent 600.00 foot radius curve, concave Northerly, a radial bears South 6°06'10" East, said point also being also being the **TRUE POINT OF BEGINNING**;

**THENCE**, Westerly, along the arc of said curve, through a central angle of 20°57'24", a distance of 219.46 feet to the beginning of a 30.50 foot compound curve concave Northeasterly, a radial bears, South 14°51'14" West:

**THENCE** Northwesterly along the arc of said curve through a central angle of 42°43'30", a distance of 22.74 feet;

**THENCE** North 32°25'16" West 33.52 feet to the beginning of a tangent 30.50 foot radius curve concave Southwesterly;

**THENCE** Northwesterly along the arc of said curve through a central angle of 57°35'18", a distance of 30.66 feet;

**THENCE** South 89° 59'26" West a distance of 65.27 feet to a point on the Easterly 55.00 foot half-width sideline of Iowa Avenue, as shown on said Parcel Map, said point being the **POINT OF TERMINATION**.

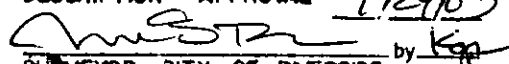
The sidelines of said strip shall be prolonged or shortened so as to terminate on said State Highway sideline and on said Iowa Avenue sideline.

Containing 0.256 acres, more or less.

  
Robert A. Stockton, RCE 33591

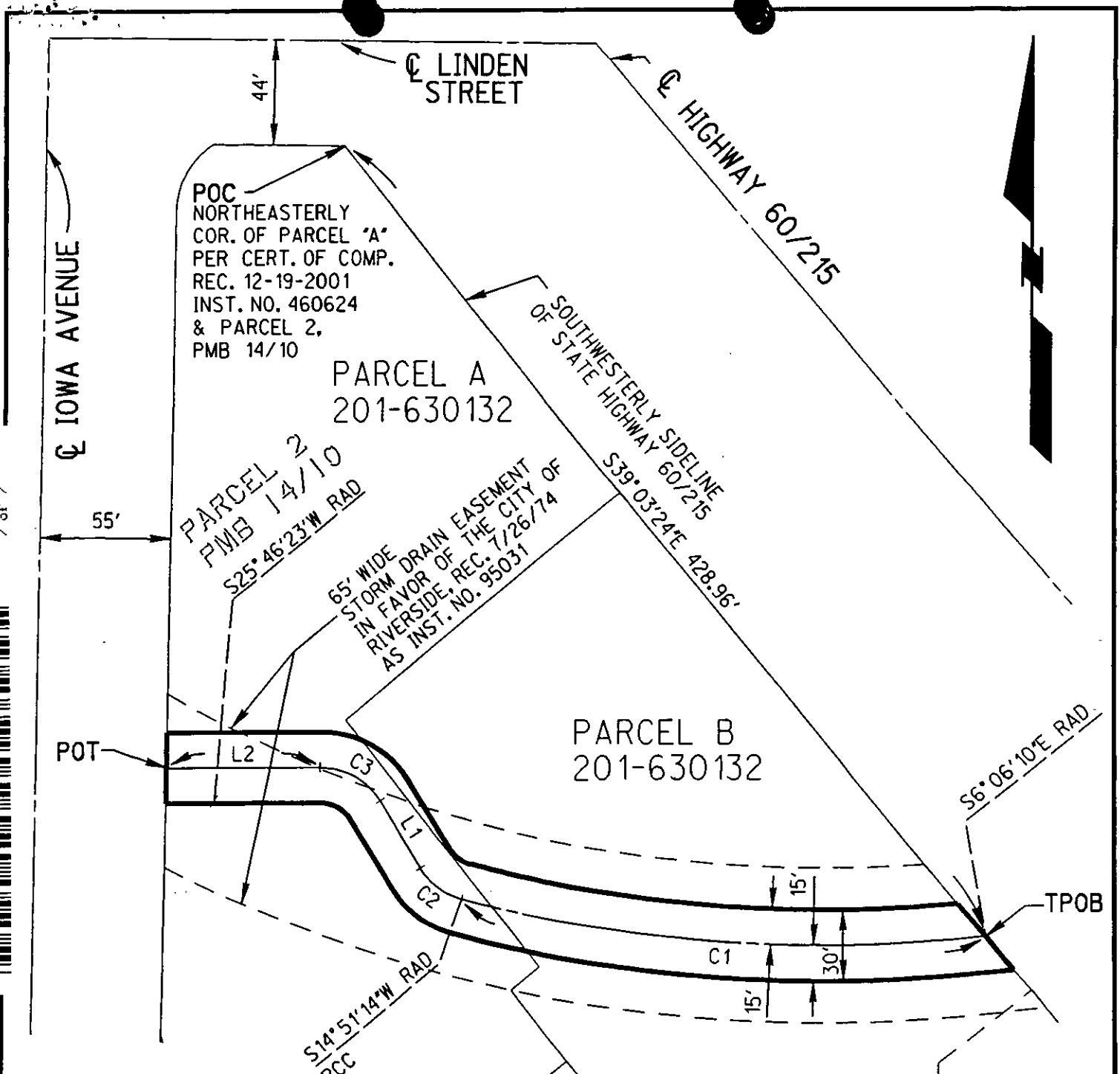
7/21/03  
Date



DESCRIPTION APPROVAL 7/24/03  
  
SURVEYOR, CITY OF RIVERSIDE by Kgp



88/22/2003 09:58A  
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NO.	DIRECTION	DISTANCE
L1	N32°25'16"W	33.52'
L2	N89°59'26"E	65.27'
L3	N60°52'18"W	23.76'
L4	N17°41'21"E	2.00'

NO.	DELTA	RADIUS	LENGTH
C1	20°57'24"	600.00'	219.46'
C2	42°43'30"	30.50'	22.74'
C3	57°35'18"	30.50'	30.66'
C4	8°05'02"	598.00'	84.37'




**RICK ENGINEERING COMPANY**  
 1223 University Avenue  
 Suite 240  
 Riverside,  
 California 92507  
 (909) 782-0707

**EXHIBIT 'B'** 41-2  
**STORM DRAIN EASEMENT**  
 SCALE: 1"=60  
 DATE: JULY 2003