

When recorded mail to:

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

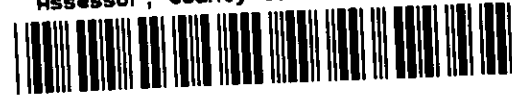
DOC # 2005-0218904

03/21/2005 08:00A Fee:NC

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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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FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Student Housing

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

D - 15450



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 *blanket electric energy distribution 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 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 facilities.

Dated 12-20-04

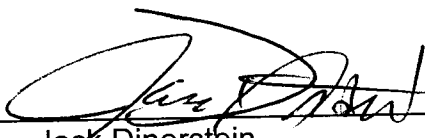
**RIVERSIDE STUDENT HOUSING, L.P.,
a California limited partnership**

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

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THE STATE OF TEXAS
COUNTY OF HARRIS

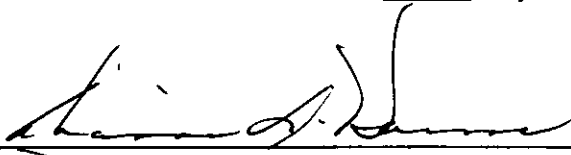
§
§
§

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Tom Caltagirone, 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 20th day of December, 2004

(SEAL)





DIANNA L. HARMS

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

My commission expires: 2-20-08

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 27th day of December, 2004

(SEAL)





DIANNA L. HARMS

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

My commission expires: 2-20-08



**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 3/8/05

CITY OF RIVERSIDE

By *Mel Murray*

RIV STUDENT HOUSING BLANKET PUE.DOC

Administrative Services Manager

**APPROVED FOR RECORD
CITY ATTORNEY'S OFFICE**

BY *John Smith*
Deputy City Attorney



EXHIBIT "A"

UNIVERSITY & IOWA
BLANKET P.U.E.

PARCEL A

Parcel 1 TOGETHER WITH Parcel 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, AND 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, described as follows:

BEGINNING 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 point 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 southerly along the easterly line of said Parcel 1, a distance of 300.09 feet to the northeast corner of Lot 6 of Tract 3075, as shown by map on file in Book 52, Page 97 and 98 of Maps, records of Riverside County, California; said northeast corner of Lot 6, also being the northeasterly corner of Lot 58 of Tract No. 4342, as shown by map on file in Book 70, Pages 3 through 5 of Maps, records of Riverside County, California;

THENCE South 0°00'15" West, along the easterly line of said Lot 6 and along the easterly line of said Lot 58, a distance of 105.00 feet to the northwest corner of Lot 7 of said Tract 3075;

THENCE South 89°52' East, along the northerly line of said Lot 7 and along the northerly line of said Lot 58, a distance of 125.00 feet to the east line of said Lot 1;

THENCE North 0°00'15" East, along said last mentioned east line, 405 feet to the southerly line of University Avenue;

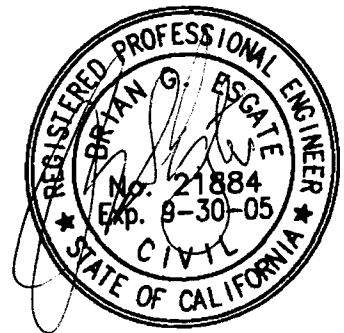
THENCE westerly along the southerly line of University Avenue, 125 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion described in Grant of Easement documents in favor of the City of Riverside by documents recorded May 3, 1996, as Instrument No. 160647 and May 16, 1996, as Instrument No. 180165, both of Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM any portion contained within buildings or within the parking structure.

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

Brian G. Esgate 3/07/2005
Brian G. Esgate, R.C.E. No. 21884 Date
License Expires 9-30-2005



DESCRIPTION APPROVAL:

BY: M. S. Brown 03/07/2005
DATE

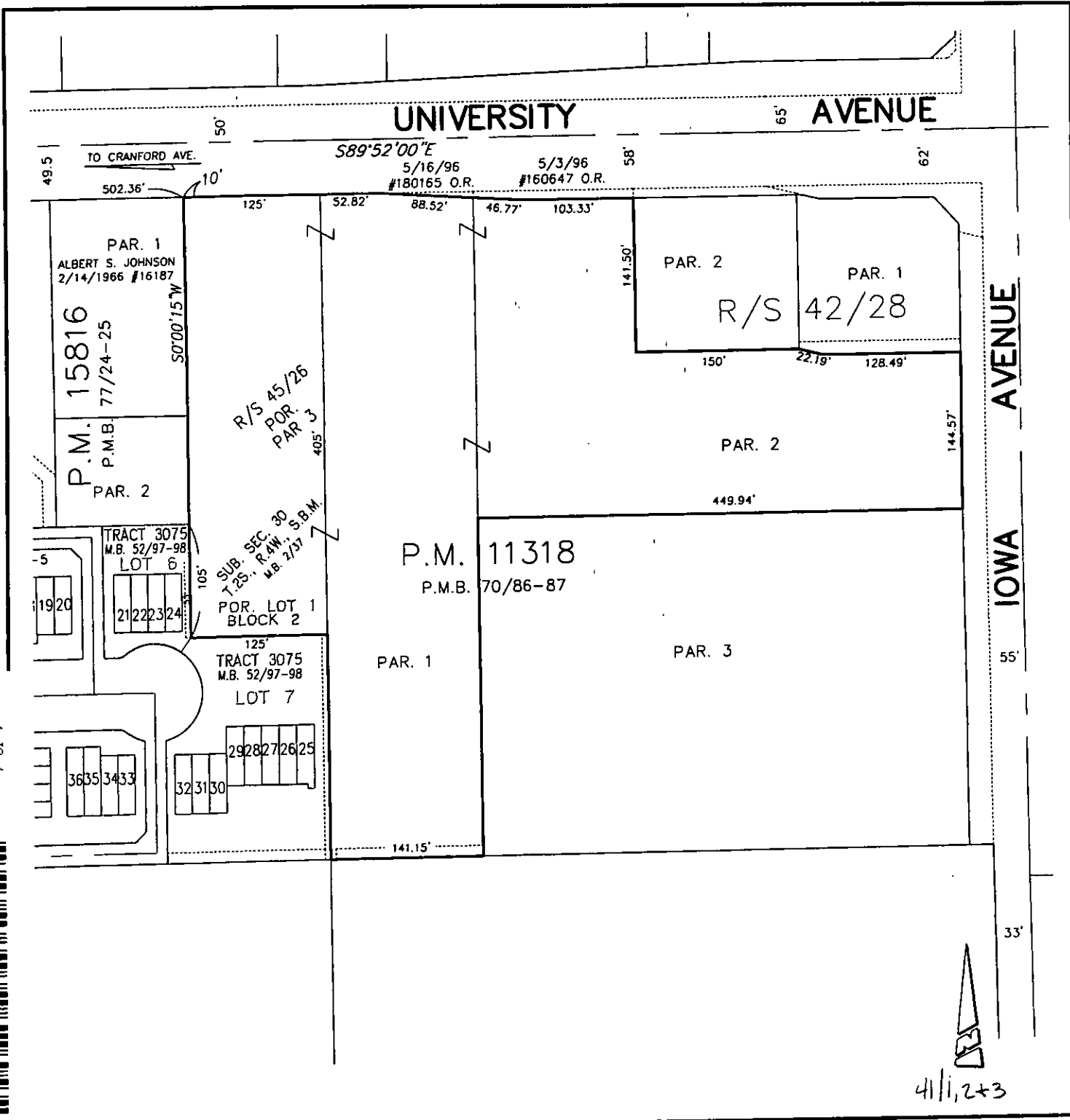
FOR: MARK S. BROWN
CITY SURVEYOR



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UNIVERSITY AVENUE



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411,2+3



Esgate Engineering
3351 PACHAPPA HILL
RIVERSIDE, CALIFORNIA
92506
(909) 313-2058

PREPARED BY: *[Signature]* R.C.E. NO. 21884
DATE: 8/10/05

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: BLANKET P.U.E.
SCALE: N.T.S.

15450