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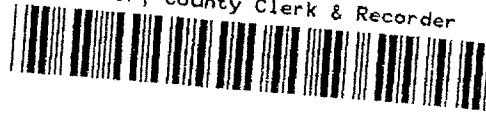
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2012-0031404

01/24/2012 02:32P 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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D- 16762



Project: 3390 University Ave
Riverside, California
A.P.N: 213-312-001
Water Backflow Device

**EASEMENT FOR WATER BACKFLOW
DEVICE INSPECTION**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, REGIONAL PROPERTIES, INC., a California Corporation, as Grantor grants to the City of Riverside, a California charter city and municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for inspection and approval of a water backflow device, together with all necessary appurtenances, in, under, over and along that certain real property as described and depicted 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 enter upon and to pass and repass over 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 inspecting and approving said water backflow device.

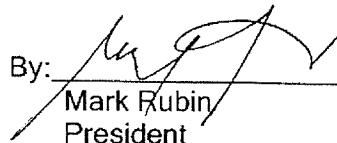
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Grantor acknowledges that Grantee's responsibility to construct, reconstruct, maintain, operate, repair, replace and remove said water backflow device, together with all necessary appurtenances, will cease at the demarcation point as described in Exhibit "A" and that Grantor is responsible to construct, reconstruct, maintain, operate, repair, replace, remove and inspect said facilities beyond the demarcation point described herein.

Except as to the sole negligence or willful misconduct of the Grantee, Grantor will, insofar as it may legally do so, indemnify and hold Grantee harmless from and against any of all claims, demands, suits, judgments, expenses and costs on account of injury to or death of, any person, of loss of or damage to property, arising out the inspection and approval of said water backflow device.

This Easement shall run with the land and shall be binding upon and inure to the benefit of Grantee. Grantor, their heirs, successors and assigns in interest, shall be bound by all the terms and conditions contained in this easement document and all the parties thereto shall be jointly and severally liable thereunder.

REGIONAL PROPERTIES, INC.
a California Corporation

By: 
Mark Rubin
President



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ACKNOWLEDGMENT

State of California
County of Los Angeles

On December 08, 2011 before me, Mireya Reyes, Notary
(here insert name and title of the officer)

personally appeared Mark Rubini

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.

Signature 

(Seal)



see attached documents



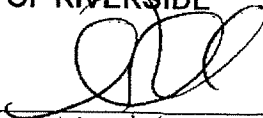
**CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)**

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 here by accepted by the undersigned officers 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 this duly authorized officer.


Date 12/27/11

CITY OF RIVERSIDE

By


David Welch, Real Property
Services Manager

Attest:


City Clerk

APPROVED AS TO FORM

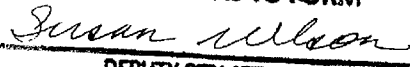

DEPUTY CITY ATTORNEY



EXHIBIT "A"

(Legal description and plat map)

That certain parcel of land located in the City of Riverside, County of Riverside, State of California, being described as follows: ;

PARCEL 1

That portion of Block 8, Range 3 of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, records of San Bernardino, County, California, described as follows:

COMMENCING at the most westerly corner of said Block 8, Range 3;

THENCE along the southwesterly line of said Block 8, Range 3, South 60°13'35" East, a distance of 18.00 feet to a line that is parallel with and distant 18.00 feet southeasterly, as measured at right angles, from the northwesterly line of said Block 8, Range 3;

THENCE along said parallel line, North 29°43'43" East, a distance of 305.33 feet;

THENCE North 73°01'08" East, a distance of 35.03 feet to a point in the northeasterly line of said Block 8, Range 3, distant 42.02 southeasterly feet from the most northerly corner of said Block 8, Range 3;

THENCE along said northeasterly line, also being in the southwesterly line of University Avenue, South 60°13'20" East, a distance of 87.98 feet to the most easterly corner of that certain parcel of land described in Judgment and Final Order of Condemnation by document recorded June 26, 2008, as Document No. 2008-0348871 of Official Records of Riverside County, California;

THENCE along the southeasterly line of said parcel of land described in document recorded June 26, 2008, South 29°43'43" West, a distance of 198.44 feet to the beginning of a non-tangent curve concaving southeasterly, having a radius of 2101.50 feet and to which the radius bears South 52°46'33" East; the beginning of said curve also being distant 7.40 feet northeasterly in said southeasterly line from the most southerly corner of said parcel of land described in document recorded June 26, 2008;

THENCE southwesterly to the left along said last mentioned curve, through a central angle of 3°37'41" an arc length of 133.07 feet to a point in said southwesterly line of Block 8, Range 3, distant 116.83 feet southeasterly from said most westerly corner of said Block 8, Range 3;



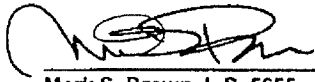
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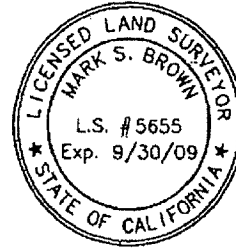
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THENCE along said southwesterly line, North 60°13'35" West, a distance of 98.83 feet to the POINT OF BEGINNING.

Area – 35,783 square feet, more or less.

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

 11/24/08 Date Prep. Kop
Mark S. Brown, L.S. 5655
License Expires 9/30/09



The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

CO - P08-0604 LIME & UNIVERSITY.DOC

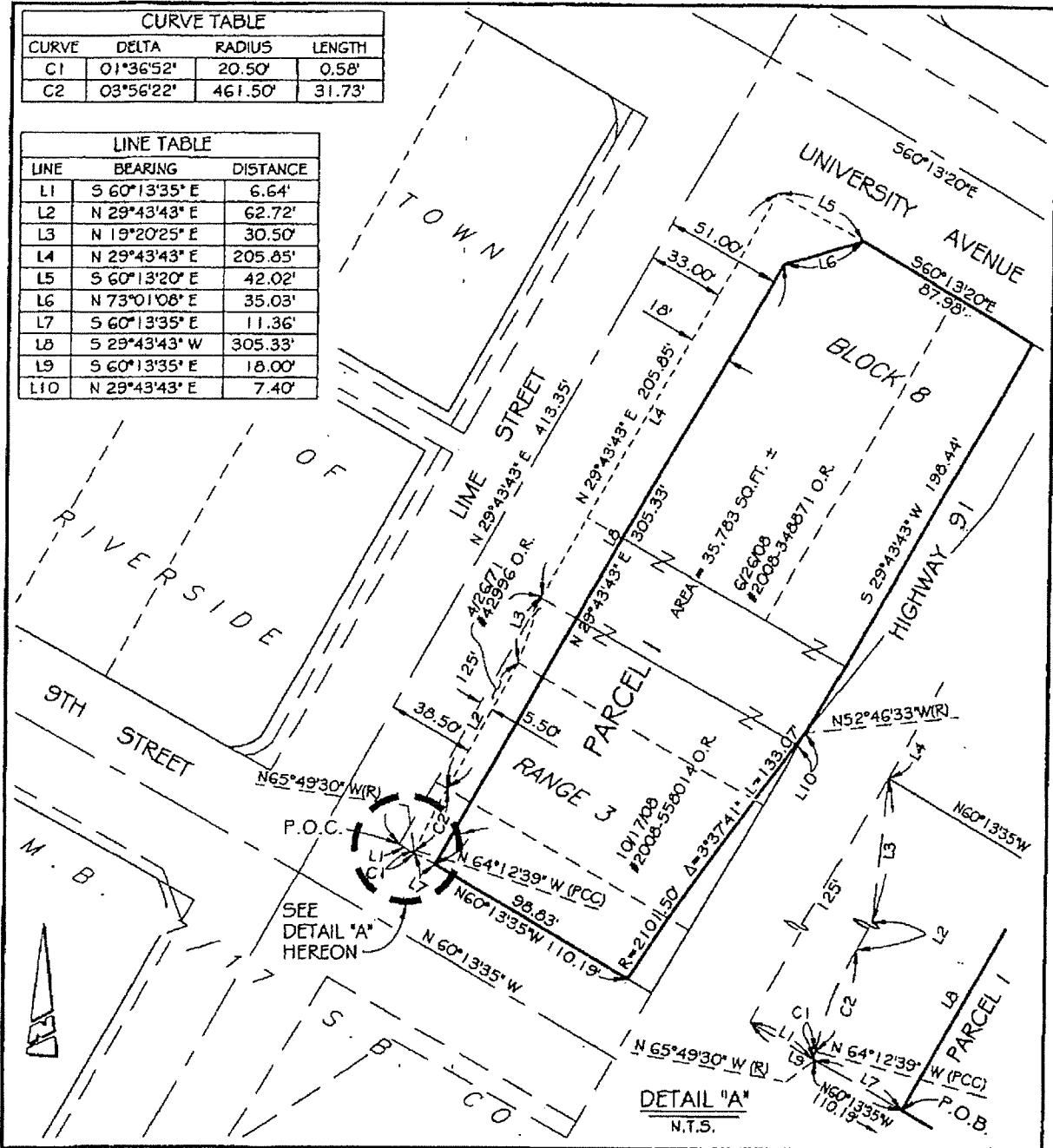


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CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	01°36'52"	20.50'	0.58'
C2	03°56'22"	461.50'	31.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 60°13'35" E	6.64'
L2	N 29°43'43" E	62.72'
L3	N 19°20'25" E	30.50'
L4	N 29°43'43" E	205.85'
L5	S 60°13'20" E	42.02'
L6	N 73°01'08" E	35.03'
L7	S 60°13'35" E	11.36'
L8	S 29°43'43" W	305.33'
L9	S 60°13'35" E	18.00'
L10	N 29°43'43" E	7.40'



● CITY OF RIVERSIDE, CALIFORNIA ●

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

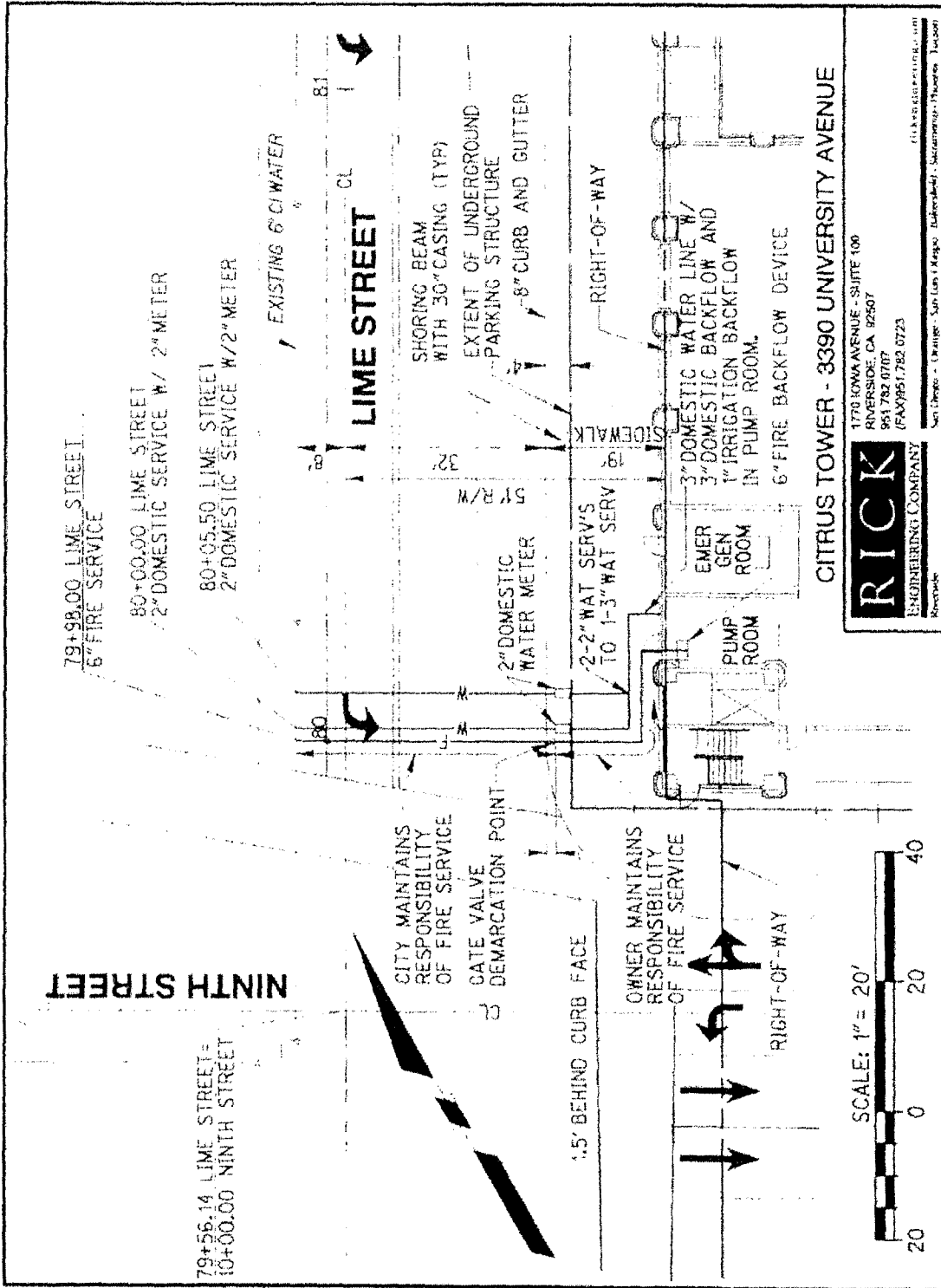
SCALE: 1"=60' DRAWN BY: KEN DATE: 11/14/08 SUBJECT: 213-321-001, 2 & 3 - LIME BETWEEN UNIVERSITY & 9TH.



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EXHIBIT "A"



CITRUS TOWER - 3390 UNIVERSITY AVENUE

RICK
ENGINEERING COMPANY

1770 KOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723

San Diego - Orange - San Luis Obispo - Redlands - Sacramento - Phoenix - Tucson
Riverside



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