

DOC # 2012-0208382

05/07/2012 02:11P Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

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 §6103)

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FOR RECORDER'S OFFICE USE ONLY

D- 16787



Project: 1745 University Avenue
Riverside, California
APN 211-183-020, 211-183-021
And 211-183-025
Water Backflow Device

**EASEMENT FOR WATER BACKFLOW
DEVICE INSPECTION**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WPI-UNIVERSITY G, LLC, ("G LLC"), a California limited liability company, and WPI-UNIVERSITY N, LLC ("N LLC"), a California limited liability company, 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 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. 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 or 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.

Dated: 3/28/12

Dated: 3/28/12

By: WPI-UNIVERSITY N, LLC
a California limited liability company

By: WPI-UNIVERSITY G, LLC
a California limited liability company

By: [Signature]
Name: Andrew Sun
Its: Manager

By: [Signature]
Name: John E. Young
Its: Manager



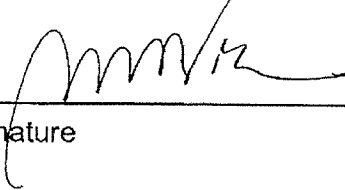
State of }
County of } ss

On March 28, 2012 before me, Maria Fe R. Villarama a Notary Public

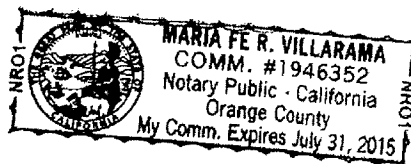
personally appeared John E. Young & Andrew C. Sun, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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



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 5-2-12

CITY OF RIVERSIDE

By Belinda J. Graham

Attest:

C. J. Pisci
City Clerk

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY Susan Wilson
Deputy City Attorney



EXHIBIT "A"

Parcel A

Those portions of Lots 48 through 53, inclusive, of the Alta Mesa Tract, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 7, Page 30 of Maps, records of said County, described as follows:

Commencing at the Northwesterly corner of said Lot 48;

Thence South 00°07'55" West along the Westerly line of said Lot 48, a distance of 5.00 feet to the **True Point of Beginning**;

Thence continuing along said Westerly line South 00°07'55" West, a distance of 149.57 feet to a line parallel with and 50.00 feet Northerly of the centerline of University Avenue (formerly Eight Street) as shown on said Alta Mesa Tract;

Thence along said parallel line North 89°24'42" East, a distance of 119.99 feet to the Easterly line of said Lot 49;

Thence along said Easterly line of Lot 49, North 00°09'12" East, a distance of 4.00 feet to a line parallel and 54.00 feet Northerly of said centerline of University Avenue;

Thence along said parallel line North 89°24'42" East, a distance of 119.99 feet to the Easterly line of said Lot 51;

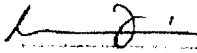
Thence along said Easterly line of Lot 51, North 00°10'29" East, a distance of 0.50 feet to a line parallel and 54.50 feet Northerly of said centerline of University Avenue;

Thence along said parallel line North 89°24'42" East, a distance of 119.99 feet to the Easterly line of said Lot 53;

Thence along said Easterly line of Lot 53, North 00°11'46" East, a distance of 145.07 feet to a line parallel and 5.00 feet Southerly of the Northerly line of said Lot 53;

Thence along said parallel line and the Westerly prolongation, South 89°24'41" West, a distance of 360.15 feet to the **True Point of Beginning**.

APPROVED AND FORWARDED:



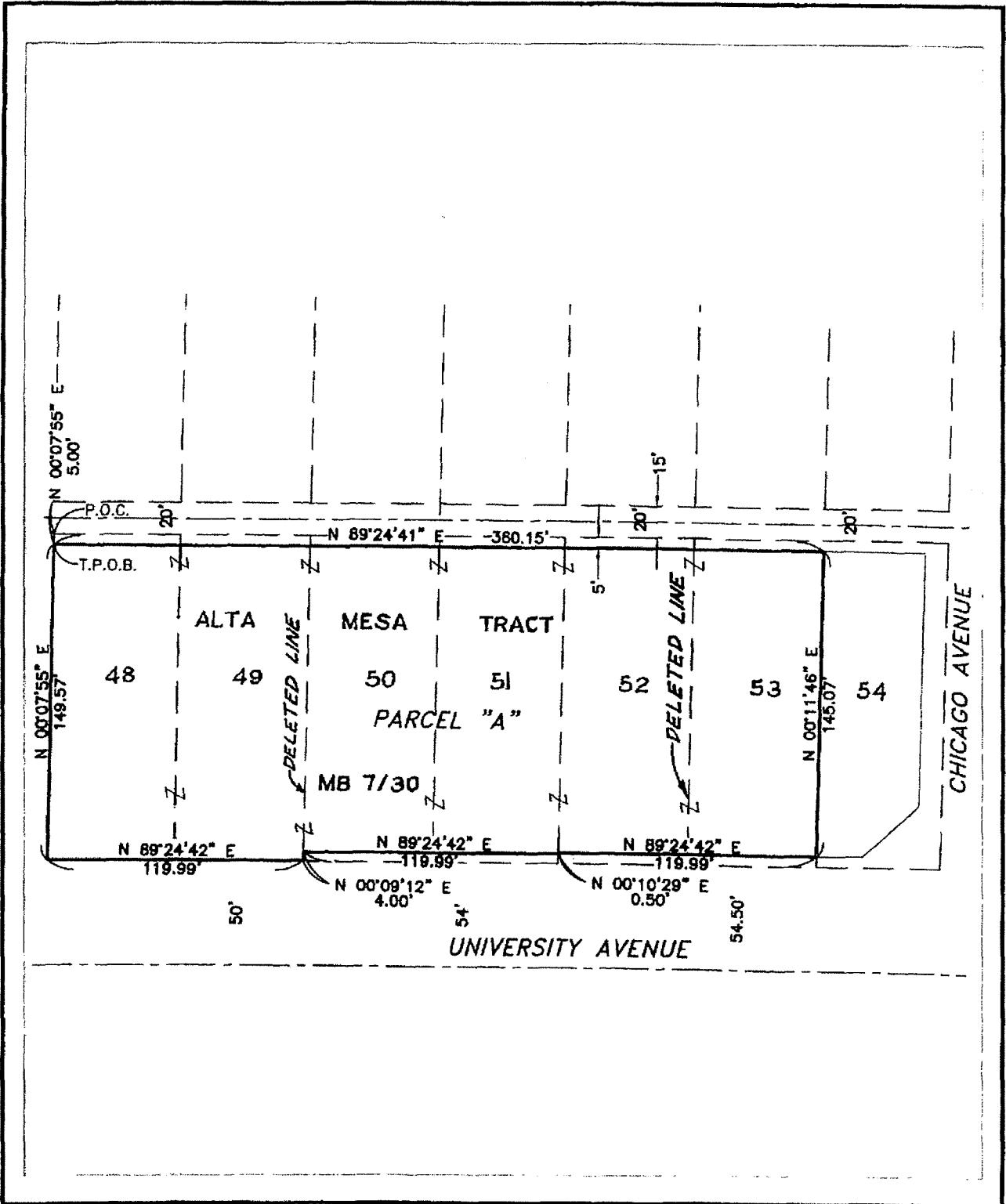
12/29/11

DATE

BY: JAMES BROWN
COUNTY CLERK



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◆ 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: N.T.S. Drawn by: sken Date: 12/29/11 Subject: BLANKET WATER BACKFLOW DEVICE EASEMENT

16787

(Map)

