

When recorded mail to:

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

DOC # 2012-0257194

06/05/2012 08:54A 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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			6						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
W. L.						T:	CTY	UNI	513

Project: P12-0102
APN: 211-121-013 & 029
Address: 2933 University Ave.

D- 16800



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RIVERSIDE MEDICAL PLAZA, LLC**, a Colorado 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, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES**, together with all necessary appurtenances, in, under, upon, over and along that certain real property 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 AND TELECOMMUNICATION FACILITIES.**

Said **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES** shall only be constructed in areas outside of existing building footprints, or approved building footprints shown on a plot plan and any subsequent alterations or modifications thereto as approved by the Grantee. Grantor, their successors and assigns agree that all costs associated with the modification or alteration of any constructed **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES** shall be borne by Grantor.

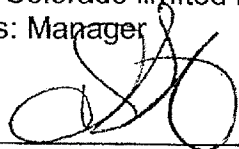


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Dated 5/24/2012

**RIVERSIDE MEDICAL PLAZA, LLC,
a Colorado limited liability company**

By: ARES LLC
a Colorado limited liability company
Its: Manager


By: Chris Ernst, Manager

State of Colorado
~~California~~
County of Jefferson } ss

On May 24th, 2012, before me, Stephanie Khala Petraglia,
notary public, personally appeared, Chris Ernst

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.


Notary Signature

STEPHANIE KHALA PETRAGLIA
Notary Public
State of Colorado
My Commission Expires May 01, 2016



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**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 5/31/12

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM


SUPERVISING DEPUTY CITY ATTORNEY



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EXHIBIT "A"
BLANKET P.U.E.

PARCEL 1

LOT 14 TOGETHER WITH LOTS 15 THROUGH 18, INCLUSIVE, IN BLOCK 10 OF WHITE'S ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS, AT PAGE 48, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

SUBJECT TO AN EASEMENT AND RIGHT OF WAY FOR PUBLIC STREET AND HIGHWAY PURPOSES OVER AND ACROSS THAT PORTION OF SAID LOT 14 DESCRIBED IN DOCUMENT RECORDED FEBRUARY 5, 2004 AS INSTRUMENT NO. 2004-83899, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

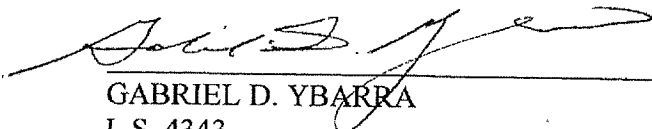
PARCEL CONTAINS 1.14 ACRES NET.

PARCEL 2

LOT 12 TOGETHER WITH LOT 13, IN BLOCK 10 OF WHITE'S ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS, AT PAGE 48, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

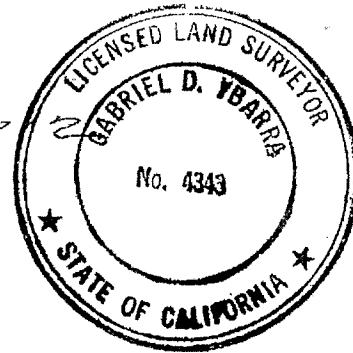
PARCEL CONTAINS 0.46 ACRES NET.

PREPARED UNDER THE SUPERVISION OF:

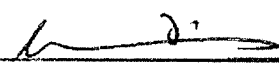


GABRIEL D. YBARRA
L.S. 4343
REG. EXP. 06-30-2012

5-23-2012
DATE



DESCRIPTION APPROVAL:

BY:  5/23/12
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



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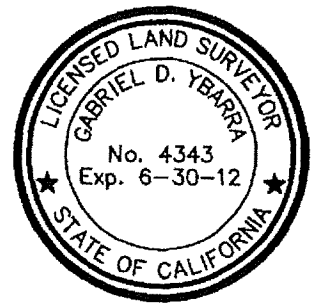
GDY/ry
2011-24PUELgl

PREPARED BY:

ACTION SURVEYS
 19421 SPALDING AVENUE
 RIVERSIDE, CA 92508
 (951) 776-9990
 (951) 776-9991 FAX

L.L. No. P12-0102

LOTS 12 THROUGH 18, INCLUSIVE IN BLOCK 10
 OF WHITE'S ADDITION AS SHOWN BY MAP ON FILE
 IN BOOK 6 OF MAPS, AT PAGE 48, RECORDS OF
 SAN BERNARDINO COUNTY, CALIFORNIA.



PREPARED FOR:

RIVERSIDE MEDICAL PLAZA, LLC
 ATTN. ASHLEY LEMON
 14143 WEST DENVER PARKWAY, SUITE 500
 GOLDEN, CO 80401
 (303) 327-4445

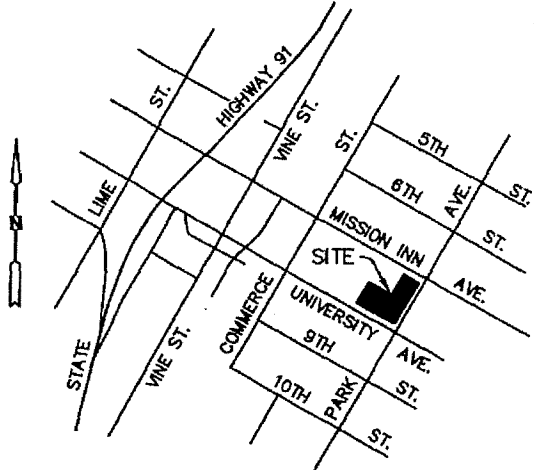
LINE DATA

(N)	BEARING	DISTANCE
①	N 71°30'12" E	16.98'
②	N 61°05'17" W	11.50'
③	N 28°52'12" E	12.50'

PREPARED UNDER THE SUPERVISION OF:

GABRIEL D. YBARRA L.S. 4343 DATE 5-23-12

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VICINITY MAP
 NO SCALE

