

When recorded mail to:

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

DOC # 2012-0071908

02/16/2012 03:20P 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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Project: Trautwein & Mission Village  
Por. APN: 276-131-024  
Address: none

**D- 16761**

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Woodridge Maintenance Corporation**, a California nonprofit mutual benefit corporation 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 **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 **ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.**

Dated X 11-21-11

**Woodridge Maintenance Corporation,  
a California nonprofit mutual benefit corporation**

By: X *Juanita Clements*

Print Name: X *Juanita Clements*

Title: X *President*

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

Print Name: \_\_\_\_\_

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

State of California

County of Riverside } ss

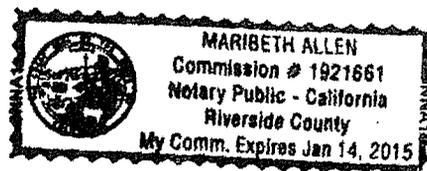
On 11-21-11, before me, Maribeth Allen, Notary Public.

personally appeared Juanita A. Clements 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.

*MA*  
Notary Signature



employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.**

Dated X 11/21/11

**Woodridge Maintenance Corporation,  
a California nonprofit mutual benefit corporation**

By: X Cheryl Yamada

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

Print Name: X Cheryl Yamada

Print Name: \_\_\_\_\_

Title: X Vice President

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

State of California

County of Riverside } ss

On 11-21-11, before me, Maribeth Allen, Notary Public,

personally appeared Cheryl T. Yamada 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]  
Notary Signature



employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.**

Dated \_\_\_\_\_

**Woodridge Maintenance Corporation,  
a California nonprofit mutual benefit corporation**

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

By: H. S. Kirpal Rao

Print Name: \_\_\_\_\_

Print Name: HEMANT KIRPAL RAO

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

Title: Board member Woodridge  
Maintenance Association

State of California

County of \_\_\_\_\_

} ss

On \_\_\_\_\_, before me, \_\_\_\_\_,

personally appeared \_\_\_\_\_ 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



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# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of SANTA CLARA

On December 27, 2012 before me, Veronica Palacios Notary Public,  
(Here insert name and title of the officer)

personally appeared Hemanth G. Kirpelur

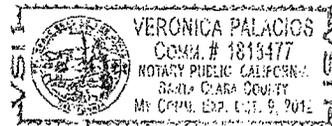
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 of Notary Public [Signature]

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

<b>DESCRIPTION OF THE ATTACHED DOCUMENT</b>	
_____ (Title or description of attached document)	
_____ (Title or description of attached document continued)	
Number of Pages _____	Document Date _____
_____ (Additional information)	

<b>CAPACITY CLAIMED BY THE SIGNER</b>	
<input checked="" type="checkbox"/> Individual (s)	
<input type="checkbox"/> Corporate Officer	
_____ (Title)	
<input type="checkbox"/> Partner(s)	
<input type="checkbox"/> Attorney-in-Fact	
<input type="checkbox"/> Trustee(s)	
<input type="checkbox"/> Other _____	

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form, if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document



**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 February 6, 2012

**CITY OF RIVERSIDE**

By: *Robert J. Graham*



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**APPROVED AS TO FORM**

*Susan Nelson*  
**DEPUTY CITY ATTORNEY**

**EXHIBIT "A"**

Por. APN: 276-131-024  
Electric Energy Distribution  
and Telecommunication Facilities Easement

That certain real property in the City of Riverside, County of Riverside, State of California described as follows:

**Parcel "A"**

That portion of Lot 87 of Tract 27288 on file in Book 242 of Maps at Pages 75 through 79 thereof, Records of Riverside County, California, lying within a strip of land 8.00 feet in width, the Southerly line being described as follows:

Commencing at the Northerly terminus of a course in the Westerly line of said Lot 87 shown as having a bearing and distance of N.15°17'13"W., 90.00 feet;

Thence N.27°55'41"E. along said Westerly line, a distance of 21.76 feet to a line parallel with and distant 8.00 feet Southerly, measured at right angles from the Northerly line of said Lot 87 ;

Thence N.73°40'17"E. along said parallel line, a distance of 4.00 feet to the Point of Beginning of said line description;

Thence continuing N.73°40'17"E. along said parallel line, a distance of 14.80 feet to the termination of said line description.

The above described parcel of land contains 111 square feet, more or less.

**Parcel "B"**

That portion of Lot 87 of Tract 27288 on file in Book 242 of Maps at Pages 75 through 79 thereof, Records of Riverside County, California, lying within a strip of land 5.50 feet in width, the Northerly line being described as follows:

Commencing at the most Northeasterly corner of said Lot 87;

Thence Southwesterly along the Northerly line of said Lot 87 on a non-tangent curve concave Southeasterly, having a radius of 967.00 feet, through an angle of 01°18'13", an arc length of 22.00 feet (the initial radial line bears N.13°02'29"W.) to the Point of Beginning of said line description;

Thence continuing Southwesterly along said Northerly line on a non-tangent curve concave Southeasterly, having a radius of 967.00 feet, through an angle of 01°04'00", an arc

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length of 18.00 feet to the termination of said line description (the initial radial line bears N.14°20'42"W.).

The above described parcel of land contains 99 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.

 6/24/2011 Prep. EV  
Mark S. Brown, L.S. 5655                      Date  
License Expires 9/30/11



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MISSION VILLAGE DRIVE

N73°40'17"E

PARCEL "A"

PARCEL "B"

P.O.B. PAR. "B"

R=967.00'  
A=01°04'00"  
L=18.00'

R=967.00'  
A=01°18'13"  
L=22.00'

N27°55'41"E  
32.93'

11.00'

N73°40'17"E 14.80'

P.O.B. PAR. "A"

N73°40'17"E  
4.00'

P.O.C.

N14°20'42"W  
(R)

P.O.C.

N15°02'29"W(R)

17

18

TRACT 27288

M.B. 242/75-79

ELECTRIC ENERGY DISTRIBUTION & TELECOMMUNICATION FACILITIES EASEMENT

PAR. "A" AREA= 111 SQ./FT.

PAR. "B" AREA= 99 SQ./FT.

TOTAL AREA= 210 SQ./FT.

19

87

OPEN SPACE

20

21

N16°19'43"W

TRAUTWEIN ROAD

VARIES

90.00'

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"=30'

DRAWN BY: EV

DATE: 6/13/11

SUBJECT: APN 276-131-024 PUE

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