

When recorded mail to:

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

DOC # 2012-0325277

07/12/2012 12:11P Fee:NC

Page 1 of 6

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
			6						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
P12-0098						T:	CTY	UNI	5/3

Project: P12-0098

APN: 280-270-016 through 019

Address: 15967 Wood Rd.

D- 16810



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Luppino Properties, LLC** 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.



2012-0325277
07/12/2012 12:11P
2 of 6

Date: 6/20/12

Luppino Properties, LLC

By: _____

By: Gerald R Luppino

Print Name: _____

Print Name: GERALD R LUPPINO

Title: _____

Title: Managing Member

State of California

County of Riverside } ss

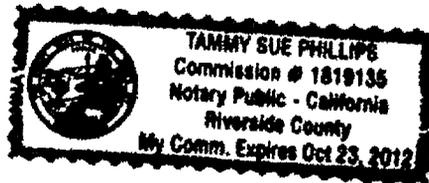
On June 20, 2012, before me, Tammy Sue Phillips,
notary public, personally appeared, Gerald R. Luppino

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.

Tammy Sue Phillips
Notary Signature



2012-0325277
07/12/2012 12:11P
3 of 6

**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 7/11/12

CITY OF RIVERSIDE

By: _____

David Welch
Real Property Services Manager

APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY



2012-0325277
07/12/2012 12:11P
4 of 6

Exhibit A

In the City of Riverside, County of Riverside, State of California:

Parcel 1

Lots 19 through 22, inclusive of Olive Grove Park No. 2, per map recorded in Book 12, page 80 of Maps, records of said Riverside County.

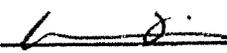
Excepting the easterly 24.00 feet of said Lots 19 through 22.

Prepared by me or under my supervision


Gordon D Edwards, PLS 6678
Expiration 6-30-2012



DESCRIPTION APPROVAL:

BY:  6/11/12
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



2012-0325277
07/12/2012 12:11P
5 of 6

16810

Exhibit A

In the City of Riverside, County of Riverside, State of California:

Parcel 1

Lots 19 through 22, inclusive of Olive Grove Park No. 2, per map recorded in Book 12, page 80 of Maps, records of said Riverside County.

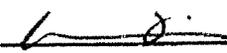
Excepting the easterly 24.00 feet of said Lots 19 through 22.

Prepared by me or under my supervision


Gordon D Edwards, PLS 6678
Expiration 6-30-2012



DESCRIPTION APPROVAL:

BY:  6/11/12
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



2012-0325277
07/12/2012 12:11P
5 of 6

16810

EXHIBIT "B"



N89°32'E 226.83' REC. PER MB 12/80

24'

20'

19

44'

20' PER MB 12/80

N00°03'20"E 204.67' REC. PER MB 12/80

20

PARCEL 1

MB 12/80

24' WIDENING PER INST NO. 165151, 8-6-1979 O.R.

OLIVE GROVE PARK NO. 2

N00°03'00"E 204.63' REC. PER MB 12/80

WOOD ROAD

21

DELETED LOT LINES

22

N89°31'E 226.85' REC. PER MB 12/80

MB 12 / 80

23

2012-0325277
07/12/2012 12:11P
8 of 6



PLAT PREPARED BY:

adkan
ENGINEERS

Civil Engineering · Surveying · Planning
6820 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 · Fax: (951) 688-0599

SCALE: 1"=40'

JOB NO. 8074

DATE: 3-06-2012

CLIENT: BUD'S TIRE PROS

APPROVED BY:

GORDON D EDWARDS, PLS 6678

PORTION OF LOTS 19-22,
OLIVE GROVE PARK NO. 2,
MB 12 / 80
RIVERSIDE COUNTY, CA.

16810