

When recorded mail to:

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

DOC # 2015-0113308

03/20/2015 01:43 PM Fees: \$0.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Peter Aldana

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)

**This document was electronically submitted
to the County of Riverside for recording**
Received by: LJONES

930528

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Transmission Reliability Project
APN: 147-332-019 (Portion)

D- 17148

TRA 009-175

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged Helen Frousakis, as Trustee of the Survivor's Trust A, a division of the Nick & Helen Frousakis Trust, created on December 4, 2007 as to an undivided one half (1/2) interest; and Helen Frousakis, as Trustee of The Exemption Equivalent Trust, a division of the Nick & Helen Frousakis Trust created on December 4, 2007, as to an undivided one-half (1/2) interest, as Grantors, grant 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 transmission facilities, and telecommunication facilities*, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in EXHIBIT "A" and depicted in EXHIBIT "B" 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 whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said *electric energy distribution and transmission facilities, and telecommunication facilities*.

Date: 3-11-15

SURVIVOR'S TRUST A, a division of the Nick & Helen Frousakis Trust, created on December 4, 2007

By: Helen Frousakis
Helen Frousakis, Trustee

Exemption Equivalent Trust, a division of the Nick & Helen Frousakis Trust created on December 4, 2007, as to an undivided one-half (1/2) interest

By: Helen Frousakis
Helen Frousakis, Trustee

APN: 147-332-019 (Portion)

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


STATE OF CALIFORNIA)
LOS ANGELES)SS
COUNTY OF RIVERSIDE)

(23)

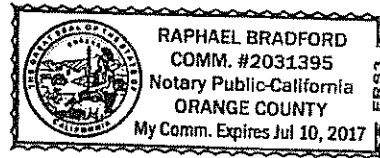
On MARCH 11, 2015, before me, RODGER BRADSHAW, notary public, personally appeared HELEN FROUSAKIS who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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



Helen Frousakis, as Trustee of the Survivor's Trust A, a division of the Nick & Helen Frousakis Trust, created on December 4, 2007 and The Exemption Equivalent Trust, a division of the Nick & Helen Frousakis Trust created on December 4, 2007
APN: 147-332-019 (Portion)

**CERTIFICATE OF ACCEPTANCE
(Government Code Section §21027)**

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: March 17, 2015

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM>

By: 

Supervising Deputy City Attorney

EXHIBIT "A"

Public Utility Easement
POR. A.P.N. 147-332-019

All that certain real property situated in the City of Riverside, County of Riverside, State of California, and is described as follows:

That portion of Lot 1 in Block 50, of La Granada, as shown by map on file in Book 12, Pages 42 through 51, of Maps, Records of Riverside County, California, described as follows:

BEGINNING at the most northerly corner of said Lot 1;

THENCE South $26^{\circ}42'58''$ East along the northeasterly line of said Lot 1, a distance of 15.54 feet;

THENCE South $70^{\circ}20'49''$ West, a distance of 126.08 feet to a point on the northwesterly line of said Lot 1;

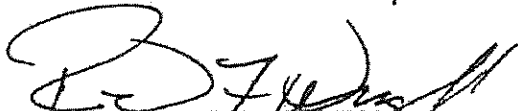
THENCE North $63^{\circ}16'02''$ East, along the northwesterly line of said Lot 1, a distance of 125.13 feet to the **POINT OF BEGINNING**;

EXCEPTING THEREFROM that parcel of land described in Grant Deed in favor of the City of Riverside by document recorded May 15, 1992, as Instrument No. 177909 of Official Records of said Riverside County;

Also EXCEPTING THEREFROM that portion of said Lot 1, described in Grant of Easement in favor of the City of Riverside per document recorded September 5, 2013, per Document No. 2013-0435764 of Official Records of said Riverside County.

Containing 0.02 acres or 882 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


Richard F. Wenglikowski, L.S. 4904 2/24/14
Date

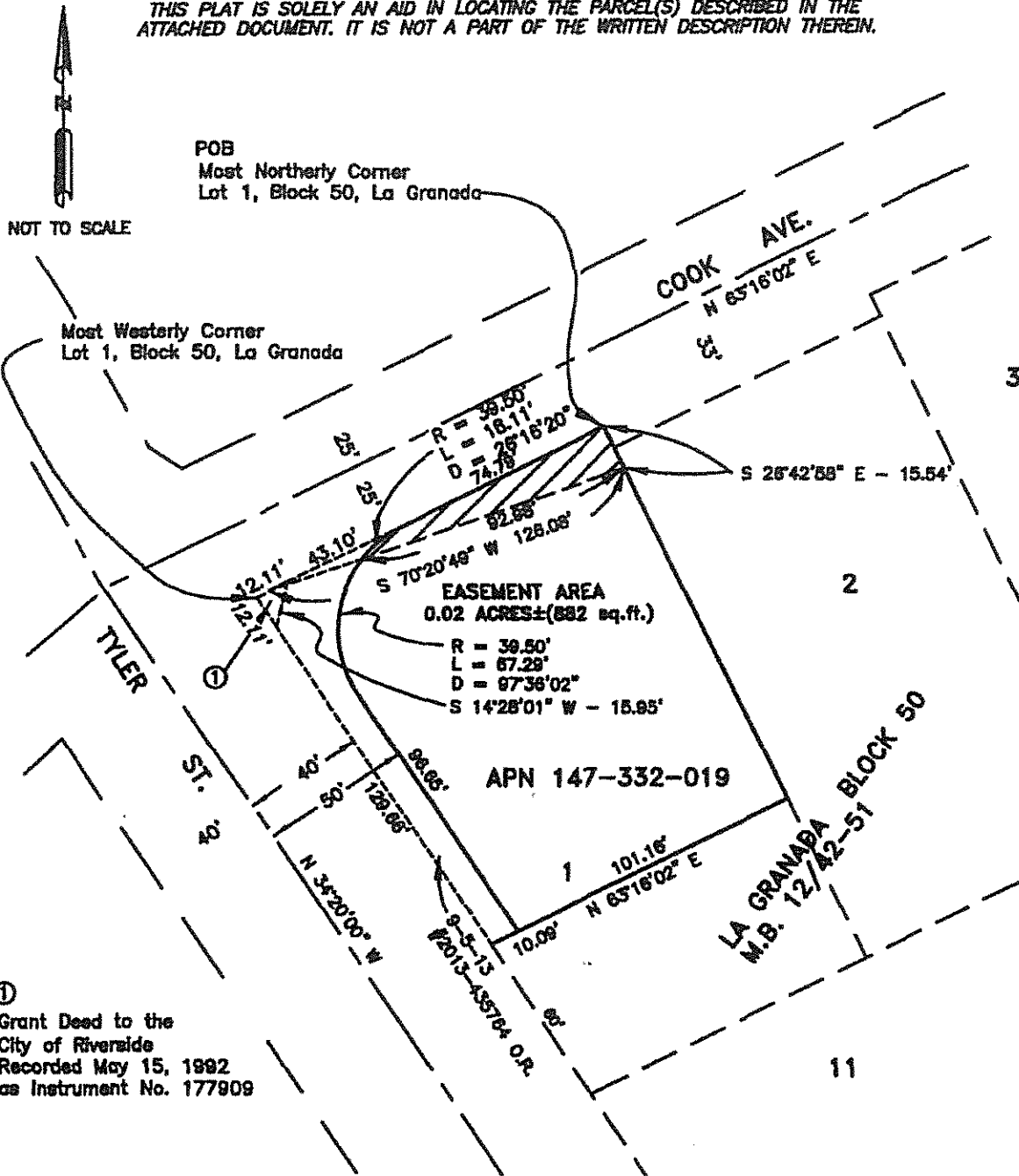


DESCRIPTION APPROVAL:

BY:  3/4/10/14
DATE
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

EXHIBIT "B"

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.



D-17148

Richard F.
Wenglikowski PLS
Carey, ID
208-720-8892

DATE
01/20/14

CITY OF RIVERSIDE PUBLIC UTILITY
PUBLIC UTILITY EASEMENT

PROJECT: 69KV RTRP PROJECT

SHEET NO.
1 of 1

DRAWING NO.
CB-64S-D28