

Commonwealth Land Title Company

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)

DOC # 2016-0564665
12/19/2016 01:12 PM Fees: \$0.00
Page 1 of 7
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Received by MARY #420

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Transmission Reliability Project
APN: 155-290-044 (Portion)

9305140

TBA: 009-010

D- TBA: 009-010
17355

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SUNNYCREEK, LLC, 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 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: June 4 2016

SUNNYCREEK, LLC, a limited liability company

By: Alexandra Nechita

Printed: Alexandra Nechita

Its: member LLC

By: M. Nechita

Printed: Maximillian Nechita

Its: member LLC

D-17355

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

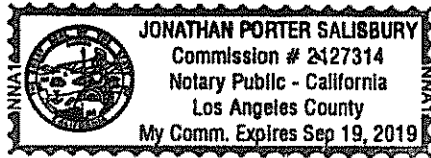
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On 06/04/2016 before me, JONATHAN PORTER SALISBURY NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer
personally appeared ALEXANDRA NECHITA
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: EASEMENT Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

D-17355

GOVERNMENT CODE SECTION 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE
NOTARY SEAL ON THE DOCUMENT TO WHICH THIS
STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: Jonathan Porter Salisbury

DATE COMMISSION EXPIRES: September 19, 2019

COUNTY WHERE BOND IS FILED: Los Angeles

COMMISSION NO.: 2127314

VENDOR NO.: NNA1

PLACE OF EXECUTION: Newport Beach, CA

DATE: November 19, 2016

Commonwealth Land Title, California



Adriana Santillan

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

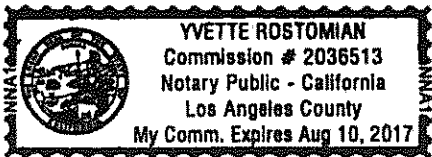
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles
On June 8, 2016 before me, Yvette Rostomian - Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Maximillian Nechita
Name(s) of Signer(s)

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 Yvette Rostomian
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: a offer to Purchase / Easement Document Date: June 8, 2016
Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Maximillian Nechita
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: Member LLC
Signer Is Representing: himself

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Sunnycreek, LLC
APN: 155-290-044 (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: August 30, 2016

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM

By: 

Chief Assistant City Attorney

EXHIBIT "A"

Public Utility Easement
POR. APN 155-290-044

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

The southerly 6.0 feet of City of Riverside Certificate of Compliance for Waiver of Parcel Map PMW-35-812, per document recorded March 16, 1982, as Instrument No. 44464 of Official Records of said Riverside County;

EXCEPTING THEREFROM that portion lying within the southerly 6.00 feet of the easterly 66.00 feet of said Certificate of Compliance.

The northerly line of said southerly 6.00 feet of said Certificate of Compliance being parallel and distant 6.00 feet northerly, as measured at right angles, from the southerly line of said Certificate of Compliance.

Containing 0.03 Acres or 1,123 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 12/7/14
Richard F. Wenglikowski, L.S. 4904 Date

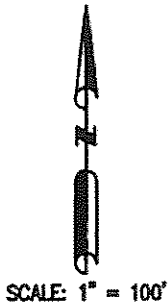


DESCRIPTION APPROVAL:

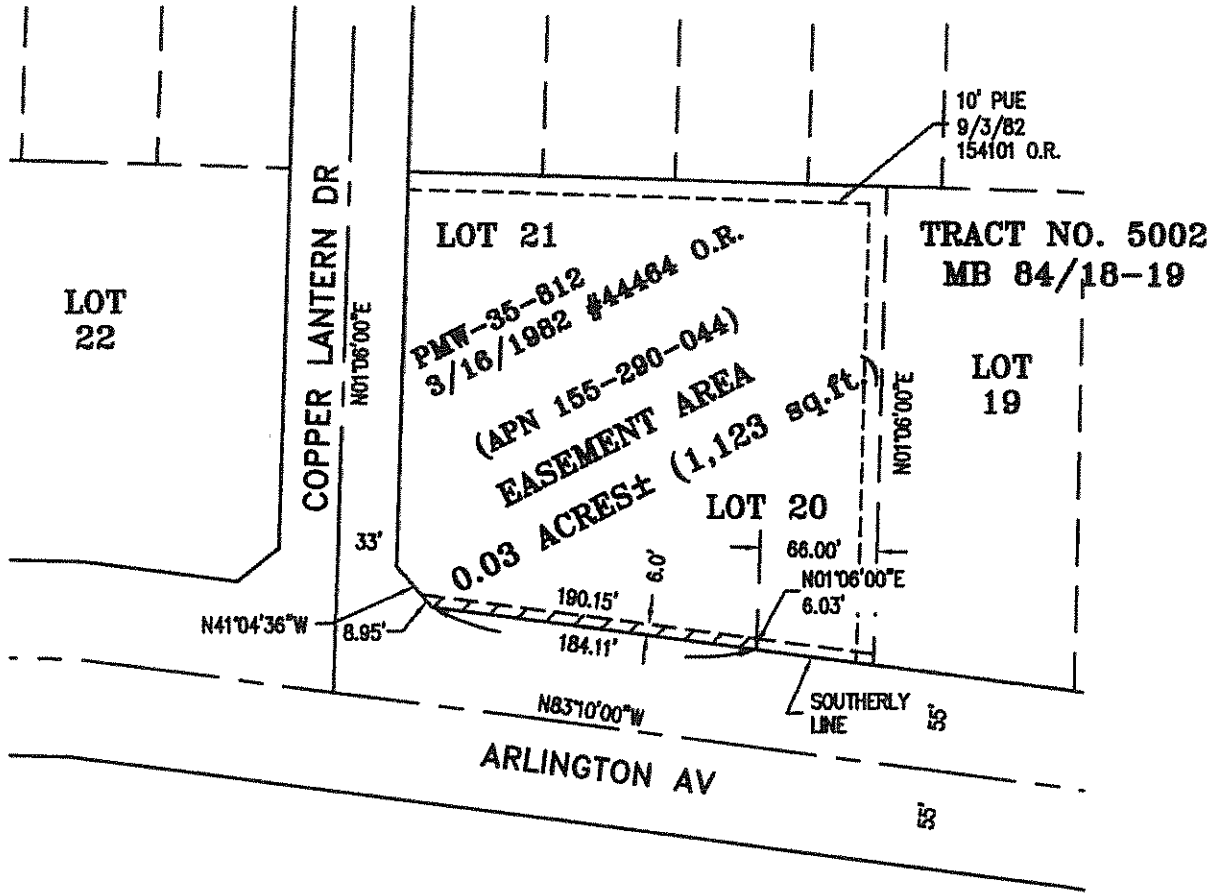
BY: Curtis C. Stephens 12/23/2014 DATE
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

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.



**BIXMILL TRACT
MB 16/28-30**



NOTE: ALL DIMENSIONS SHOWN
HEREON ARE BASED ON RECORD DATA OR
CALCULATED FROM RECORD DATA.

Richard F.
Wenglikowski PLS
Carey ID
208-720-5692

**CITY OF RIVERSIDE PUBLIC UTILITY
PUBLIC UTILITY EASEMENT**

SHEET NO.
1 of 1

DATE
10/27/14

PROJECT: 69KV RTRP PROJECT

DRAWING NO.
CB-50N-3

D-17355