

When recorded mail to:

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

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

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Transmission Reliability Project
APN: 155-290-053 (Portion)

D- 17356
\$0.00

TMA: 009-010
9305140

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

By: M. Nechita

Printed: Alexandra Nechita

Printed: Maximillian Nechita

Its: member LLC

Its: member LLC

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 NECKOTA
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: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

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
(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: Statement of Just Compensation Document Date: June 8, 2016

Number of Pages: 2 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

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: Sunny Creek, LLC Signer Is Representing: _____

D-17354

Sunnycreek, LLC
APN: 155-290-053 (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.

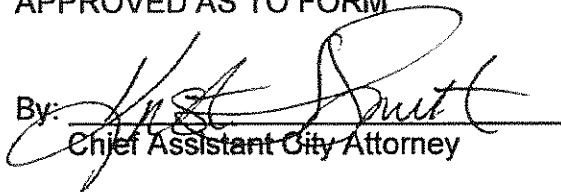
DATED: August 30, 2016

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. A.P.N. 155-290-053

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

That portion of Parcel 1 of City of Riverside Certificate of Compliance for lot line adjustment per document recorded December 26, 1990, as Instrument No. 463595 of Official Records of said Riverside County, described as follows:

COMMENCING at the most southwesterly corner of said Parcel 1;

THENCE South 89°30'00" East, along the southerly line of said Parcel 1, a distance of 62.00 feet to the easterly line of the westerly 62.00 feet of the most southerly 4.00 feet of said Parcel 1 and being the **POINT OF BEGINNING**;

THENCE North 0°20'00" East, along said easterly line of the westerly 62.00 feet of the most southerly 4.00 feet of said Parcel 1, a distance of 4.00 feet to the northerly line of said most southerly 4.00 feet of said Parcel 1;

THENCE South 89°30'00" East, a distance of 85.48 feet;

THENCE South 83°11'07" East, a distance of 54.39 feet to a point on the southeasterly line of said Parcel 1;


THENCE South 51°24'00" West along the southeasterly line of said Parcel 1, a distance of 11.90 feet to the most southerly line of said Parcel 1;

THENCE North 83°10'00" West, along said southerly line, a distance of 85.99 feet to an angle point in said southerly line;

THENCE continuing along said southerly line, North 89°30'00" West, a distance of 44.83 feet to the **POINT OF BEGINNING**.

Containing 0.02 acres or 855 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 12/7/14
Date



DESCRIPTION APPROVAL:

BY:  12/23/2014
DATE

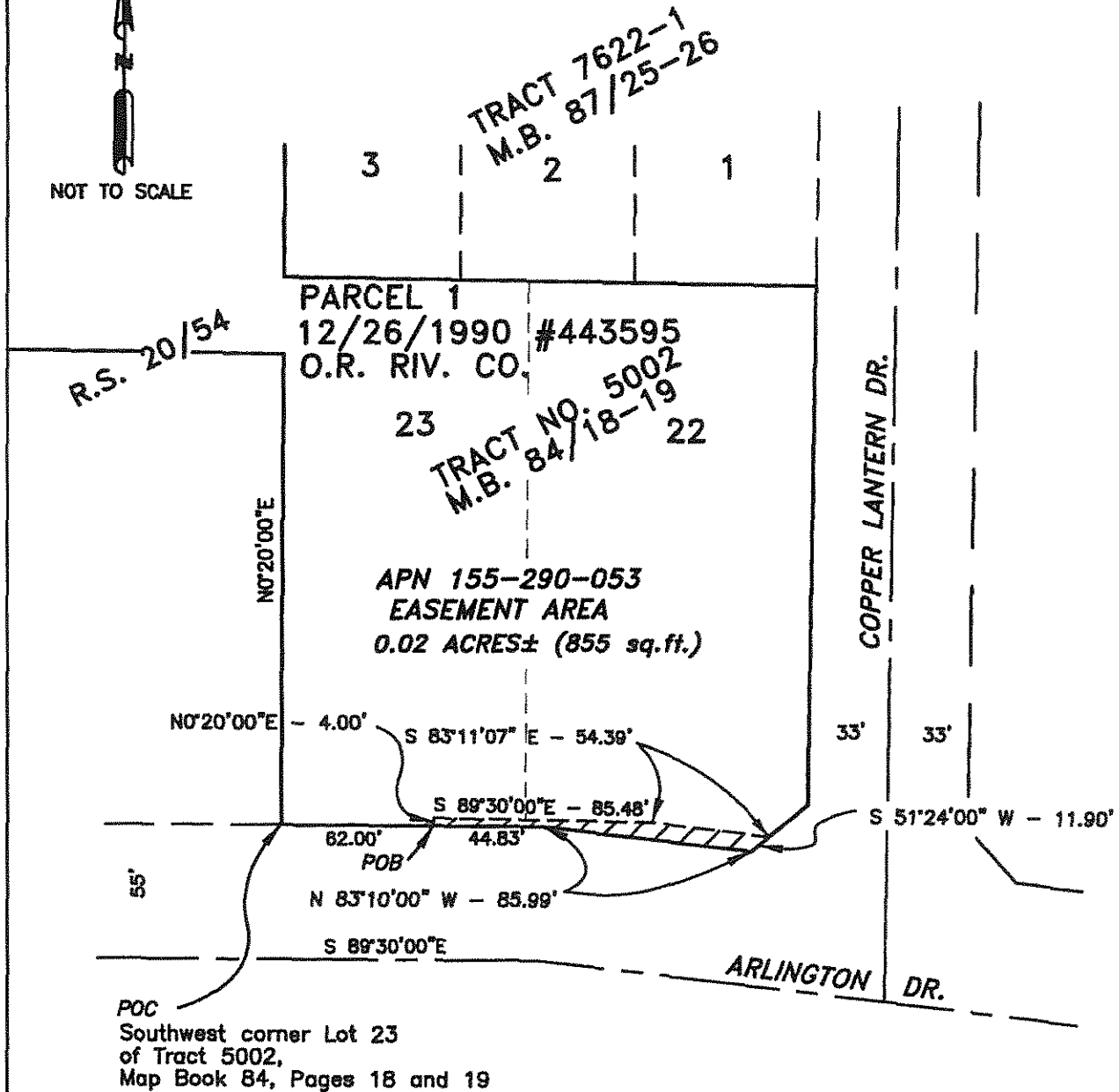
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

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.



NOT TO SCALE



Richard F. Wenglikowski PLS Carey ID 208-720-5692	CITY OF RIVERSIDE PUBLIC UTILITY PUBLIC UTILITY EASEMENT	SHEET NO. 1 of 1
		DRAWING NO. CB-50N-D13
DATE 11/24/14	PROJECT: 69KV RTRP PROJECT	

D-1735L