

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: 155-290-044 (Overhead Portion)

**D- 17357**

9305140

TRA:009-010

**EASEMENT**

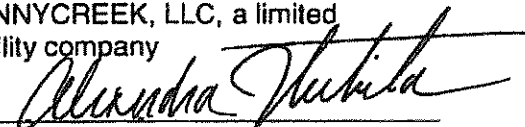
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SUNNYCREEK, LLC, as Grantor, grants to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of *electric energy distribution and transmission facilities, and telecommunication facilities*, together with all necessary appurtenances over 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.

Further, Grantors shall not erect, place, construct, nor permit to be erected, placed or constructed any structures or modifications to existing structures above the existing finished height of any structures existing as of the date of recordation of this easement. This height restriction is made supplemental to existing City of Riverside building code regarding setbacks, and permanent future construction or additions to existing structures and is hereby imposed in said Easement.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, except for those structures existing as of the date of recordation of this easement, to enter upon and to pass and repass over and along said real property 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 3, 2016

SUNNYCREEK, LLC, a limited liability company

By: 

By: 

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 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: \_\_\_\_\_

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

D-17357

**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: Easement  
Title or Type of Document: Offer to Purchase Document Date: June 3, 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: \_\_\_\_\_

D-17357

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: Yvette Rostomian

DATE COMMISSION EXPIRES: August 10, 2017

COUNTY WHERE BOND IS FILED: Los Angeles

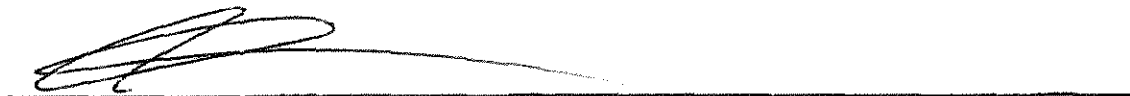
COMMISSION NO.: 2036513

VENDOR NO.: NNA1

PLACE OF EXECUTION: Newport Beach, CA

DATE: November 19, 2016

Commonwealth Land Title, California



Adriana Santillan

D-17357

Sunnycreek, LLC  
APN: 155-290-044 (Overhead 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, 2010

CITY OF RIVERSIDE

By:   
\_\_\_\_\_  
David Welch  
Real Property Services Manager

APPROVED AS TO FORM

By:   
\_\_\_\_\_  
Chief Assistant City Attorney

# EXHIBIT "A"

Public Utility Easement (Overhead)  
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 the easterly 66.0 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.

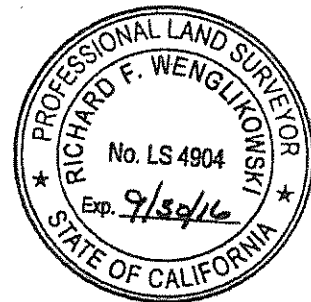
The northerly line of said southerly 6.00 feet of said Certificate of Compliance being parallel and distant 6.00 feet northerly, as measured at right angles, from the southerly line of said Certificate of Compliance.

Containing 0.01 Acres or 398 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

Q 17357

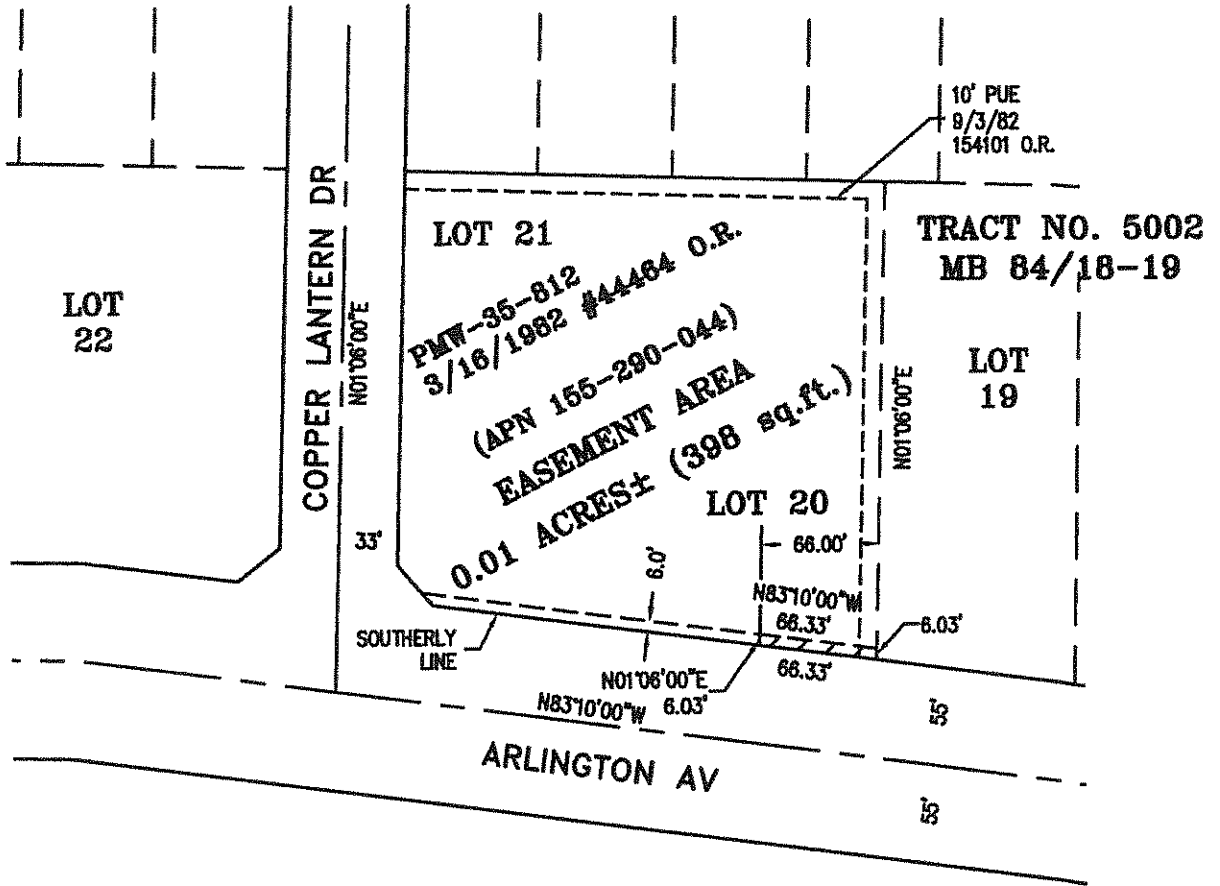
# EXHIBIT "B"

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.



SCALE: 1" = 100'

**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-3A

D-17357