

Commonwealth Land Title Company

When recorded mail to:

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

DOC # 2017-0140042

04/07/2017 10:47 AM Fees: \$0:00

Page 1 of 9

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

FREE RECORDING

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

0905320

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Transmission Reliability Project
APNS: 146-253-015, 146-253-016 and 146-253-017 (Portion)

TBA 009-175

D- 17402

TX 80.00

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PANAGIOTIS, LLC, a California limited liability company, 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: 3/24/2017

PANAGIOTIS, LLC, a California limited liability company

By: George Panoussis By: _____

Printed: George Panoussis Printed: _____

Its: Manager Its: _____

Commonwealth Land Title Company

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D-17402

Panagiotis, LLC
APN: 146-253-015, 146-253-016 and 146-253-017 (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.

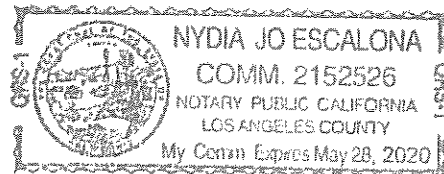
STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On 3/24/2017, before me, Nydia Jo Escalona, notary public, personally appeared George PANAGIOTIS 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.

Nydia Jo Escalona
Notary Signature



Panagiotis, LLC
APN: 146-253-015, 146-253-016 and 146-253-017 (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: April 5, 2017

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. 146-253-015; 016; 017

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

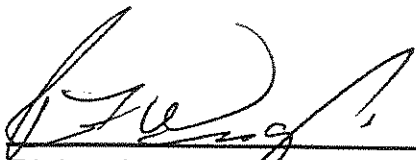
The Northerly 16.0 feet of Lots 16, 17 and 18 in Block 39 of La Sierra Gardens, as shown by Map on file in Book 11, Pages 42 to 50, inclusive, of Maps, records of Riverside County, California;

EXCEPTING therefrom the Northerly 4.0 feet of said Lots 16, 17 and 18 described in Grant Deed in favor of the City of Riverside, by document recorded November 10, 1969, as Instrument No. 115217, Official Records of Riverside County, California.

Subject to that certain storm drain easement in favor of the City of Riverside per document recorded August 1, 1969, as Instrument No. 79144 of Official Records of said Riverside County.

Containing 0.04 Acres or 1800 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 5/23/14
Date



DESCRIPTION APPROVAL:

BY:  6/13/2014
DATE

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

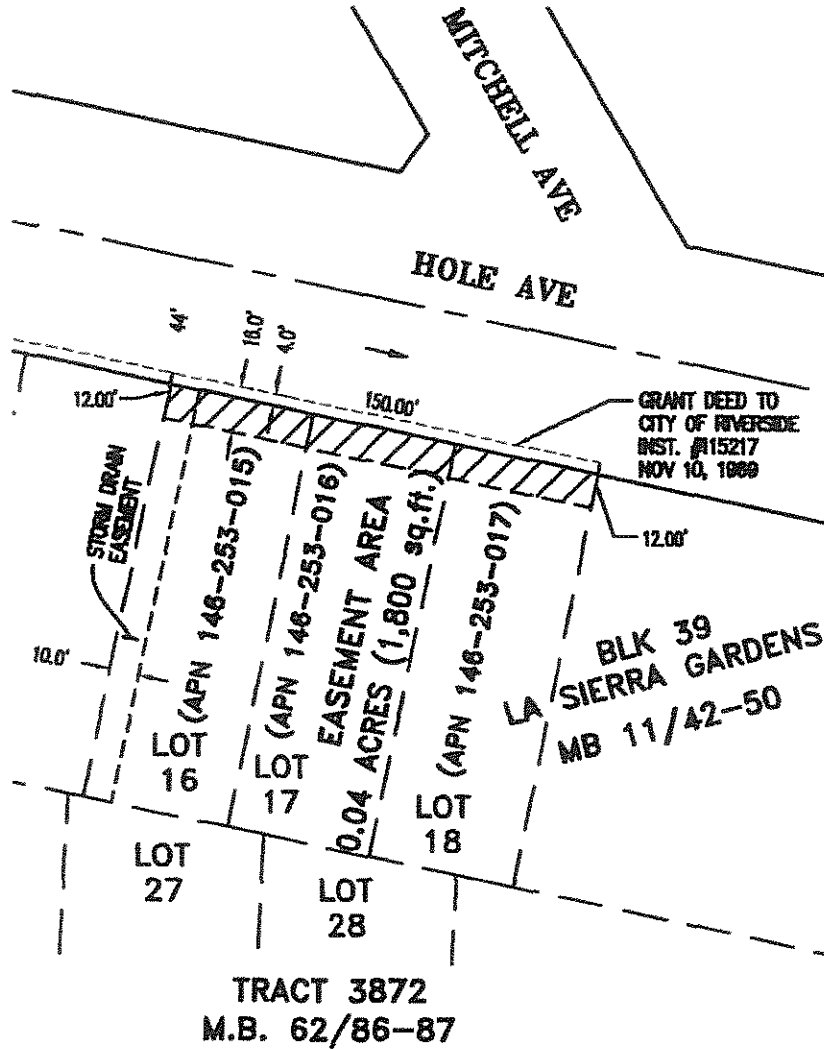
D-17402

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" = 80'



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

DATE
05/13/14

CITY OF RIVERSIDE PUBLIC UTILITY
PUBLIC UTILITY EASEMENT

PROJECT: 69KV RTRP PROJECT

SHEET NO.
1 of 1

DRAWING NO.
CB-64S-9

D-17402

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: Nydia Jo Escalona

DATE COMMISSION EXPIRES: May 28, 2020

COUNTY WHERE BOND IS FILED: Los Angeles

COMMISSION NO.: 2152526

VENDOR NO.: QRS-1

PLACE OF EXECUTION: Newport Beach, CA

DATE: April 6, 2017

Commonwealth Land Title, California



Adriana Santillan

D-17402

To be used for clarity purposes.

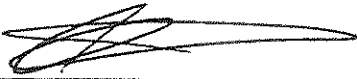
I certify under penalty & perjury and laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

The following statement is for clarity purposes:

Date: April 7 2017

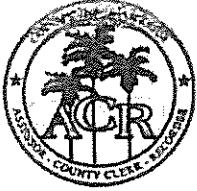
Place of Execution: Newport Beach, CA

Commonwealth Land Title, California



Adriana Santillan

D-17402



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

Website: www.riversideacr.com

DOCUMENTARY TRANSFER TAX AFFIDAVIT

WARNING

ANY PERSON WHO MAKES ANY MATERIAL MISREPRESENTATION OF FACT FOR THE PURPOSE OF AVOIDING ALL OR ANY PART OF THE DOCUMENTARY TRANSFER TAX IS GUILTY OF A MISDEMEANOR UNDER SECTION 5 OF ORDINANCE 516 OF THE COUNTY OF RIVERSIDE AND IS SUBJECT TO PROSECUTION FOR SUCH OFFENSE.

ASSESSOR'S PARCEL-NO. 146 -- 253 -- 017 I declare that the documentary transfer tax for this
Property Address: APN: 146-253-015; 016; 017, Riverside, CA transaction is: \$ 0.00.

If this transaction is exempt from Documentary Transfer Tax, the reason must be identified below.

I CLAIM THAT THIS TRANSACTION IS EXEMPT FROM DOCUMENTARY TRANSFER TAX BECAUSE: (The Sections listed below are taken from the Revenue and Taxation Code. Please check one or explain in "Other".)

1. Section 11911. The document is a lease for a term of less than thirty-five (35) years (including options).
2. Section 11911. The easement is not perpetual, permanent, or for life.
3. Section 11921. The instrument was given to secure a debt.
4. Section 11922. The conveyance is to a governmental entity or political subdivision.
5. Section 11925. The transfer is between individuals and a legal entity, or between legal entities, and does not change the proportional interests held.
6. Section 11926. The instrument is from a trustor to a beneficiary, in lieu of foreclosure, and no additional consideration was paid.
7. Section 11926. The grantee is the foreclosing beneficiary and the consideration paid by the foreclosing beneficiary does not exceed the unpaid debt.
8. Section 11927. The conveyance relates to a dissolution of marriage or legal separation.
9. Section 11930. The conveyance is an *inter vivos* gift* or a transfer by death.
*Please be aware that information stated on this document may be given to and used by governmental agencies, including the Internal Revenue Service. Also, certain gifts in excess of the annual Federal gift tax exemption may trigger a Federal Gift Tax. In such cases, the Transferor (donor/grantor) may be required to file Form 709 (Federal Gift Tax Return) with the Internal Revenue Service.
10. Section 11930. The conveyance is to the grantor's revocable living trust.
11. Other (Include explanation and authority) _____

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Executed this 6th day of April, 2017 at Newport Beach CA
City State


Signature of Affiant

Krystal Thompson
Printed Name of Affiant

Commonwealth Land Title Company
Name of Firm (if applicable)

4100 Newport Pl., Ste. 120, Newport Beach, CA 92660
Address of Affiant

(949) 724-3149
Telephone Number of Affiant (including area code)

This form is subject to the California Public Records Act (Government Code 6250 et. seq.)

For Recorder's Use:

Affix PCOR Label Here

D-17402