

Lawyers Title

When recorded mail to:
With Tax Statements

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 # 2013-0500998

10/21/2013 11:08 AM Fees: \$0.00
Page 1 of 6
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

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

FOR RECORDER'S OFFICE USE ONLY

Project: 6166 Brockton Ave. PUE
Por. APN: 225-041-003
Address: 6166 Brockton Ave.

D-16945 "Exempt from fee under GC
27388 due to being recorded
in connection with a concurrent
transfer that is subject to the
imposition of documentary
transfer tax."

TRA-009-128

EASEMENT

DTT-Exempt

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Riverside Lodge No. 643 of the Benevolent and Protective Order of Elks, an association as Grantor(s), grant(s) 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 TELECOMMUNICATION FACILITIES**, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in **EXHIBIT "A"** 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 and by persons under contract with said Grantee and their officers, agents and

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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 and by persons under contract with said Grantee and their officers, agents and

D-16945

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 TELECOMMUNICATION FACILITIES.**

Dated 8-29-2013

Riverside Lodge No. 643 of the Benevolent and Protective Order of Elks, an association

By: Charlotte Preciado
Print Name: Charlotte Preciado
Title: Secretary

By: Gilbert Marin
Print Name: GILBERT MARIN
Title: CHAIRMAN OF THE BOARD

State of California
County of RIVERSIDE } ss

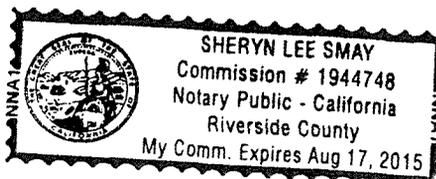
On AUGUST 29, 2013, before me, SHERYN LEE SMAY,
notary public, personally appeared, GILBERT MARIN

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.

Sheryn Smay
Notary Signature



ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On September 23, 2013, before me Sheryn Lee Smay,
notary public, personally appeared Charlotte Preciado
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.

Sheryn Smay
Notary Signature

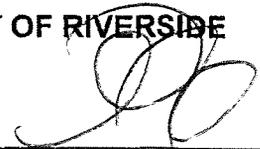


**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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 9-11-13

CITY OF RIVERSIDE

By:  _____

David Welch
Real Property Services Manager

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY:  _____
Deputy City Attorney

EXHIBIT "A"

Por. APN: 225-041-003
ELECTRIC ENERGY DISTRIBUTION
AND TELECOMMUNICATION
FACILITIES EASEMENT

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

That portion of Government Lot 3 in the Northwest one-quarter of Section 34, Township 2 South, Range 5 West, S.B.M., lying within a strip of land 15.00 feet in width, the Northerly line being described as follows:

Beginning at the intersection of a line that is parallel with and distant 35.00 feet Easterly, measured at right angles from the centerline of Brockton Avenue as shown on Record of Survey on file in Book 36 at Page 82 of Record of Surveys, Records of Riverside County, California and the Northerly line of that certain parcel of land conveyed to the Riverside Lodge No. 643 of the Benevolent and Protective Order of Elks, by Deed recorded September 14, 1956 in Book 1970 at Page 342 et seq., Official Records of Riverside County, California;

Thence N.89°10'20"E. along said Northerly line, a distance of 60.00 feet to the termination of said line description.

The sidelines of said strip of land 15.00 feet in width shall be prolonged or shortened to terminate Westerly in a line that is parallel with and distant 35.00 feet Easterly, measured at right angles from the centerline of said Brockton Avenue.

The above described parcel of land contains 901 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.

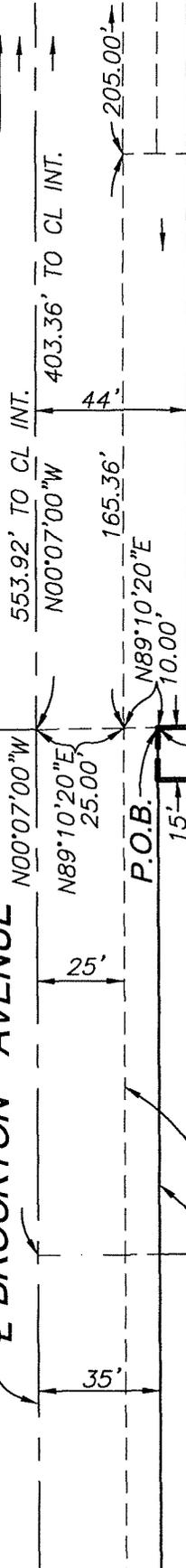
 8/22/2012 Prep. EV
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/13



D-16945



TO JURUPA AVE.



R.S. 6/29

R.S. PAR. 36-1-02

ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES EASEMENT

AREA = 901 SQ./FT.

Parcel conveyed to Riverside Lodge No. 643 of the Benevolent and Protective Order of Elks, an association by Deed recorded 9/14/56 in B. 1970, P. 342 et seq., Records of Riverside County, Ca.

POR. GOVT. LOT 3

N.W. 1/4, SEC. 34,

T. 2 S., R. 5 W., S.B.M.

Parcel conveyed to City of Riverside by Deed recorded 1/6/25 in B. 544, P. 428 of Deeds, Records of Riverside County, Ca.

R.S.

• CITY OF RIVERSIDE, CALIFORNIA •

D-16945

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.

SHEET 1 OF 1

SCALE: 1"=50'

DRAWN BY: EV

DATE: 8/21/12

SUBJECT: 6166 BROCKTON PUE



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. 225 -- 041 -- 003-3 I declare that the documentary transfer tax for this
Property Address: 6166 Brockton Ave., Riverside, CA 92506 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. [checked] 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.
10. Section 11930. The conveyance is to the grantor's revocable living trust.
11. Other (Include explanation and authority)

*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.

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

Executed this 18 day of October, 2013 at Newport Beach CA
City State

Mary M. Bates
Signature of Affiant

Mary M. Bates
Printed Name of Affiant

Commonwealth/Lawyers Title
Name of Firm (if applicable)

4100 Newport Place Dr., Newport Beach, CA 92661
Address of Affiant

(949) 724-3155
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-16945