

WARD TITLE - Riverside  
COMMERCIAL DIVISION

DOC # 2013-0586827  
12/19/2013 08:00 AM Fees: \$0.00  
Page 1 of 9  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

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: CMORRIS

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: Collett Avenue Extension  
POR. A.P.N. 141-270-001  
TRA: 009-176  
Electric Energy & Telecom. Esmt.

D - 16961

01180-68771

Transfer Tax \$0.00  
conveyance to exempt EASEMENT  
Governmental entity R&T 11922

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **THOMAS A. LIPARI, MYRIAM F. MAYSHARK and VIVIAN A. WRIGHT, as Successor Trustees under the will of Felice Lipari, deceased, as to an undivided one-half interest, and LAURA M. LIPARI, Trustee of the Laura M. Lipari 1994 Living Trust, under Declaration of Trust dated June 21, 1994, as to an undivided one-half interest, as Grantors, grant 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 telecommunications 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

D. Ward

STEWART TITLE - Riverside  
COMMERCIAL DIVISION

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conveyance to exempt  
Governmental entity RET 11422  
**EASEMENT**

01180-68771

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **THOMAS A. LIPARI, MYRIAM F. MAYSHARK and VIVIAN A. WRIGHT**, as **Successor Trustees** under the will of Felice Lipari, deceased, as to an undivided one-half interest, and **LAURA M. LIPARI**, Trustee of the Laura M. Lipari 1994 Living Trust, under Declaration of Trust dated June 21, 1994, as to an undivided one-half interest, as Grantors, grant 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 telecommunications 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

D-16961

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 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 telecommunications facilities.

Dated 12-4-13

**THOMAS A. LIPARI, MYRIAM F. MAYSHARK and VIVIAN A. WRIGHT, as Successor Trustees under the will of Felice Lipari, deceased**

Thomas A. Lipari  
**THOMAS A. LIPARI, Trustee**

MYRIAM F. MAYSHARK, Trustee

VIVIAN A. WRIGHT, Trustee

Dated \_\_\_\_\_

**LAURA M. LIPARI, Trustee of the Laura M. Lipari 1994 Living Trust, under Declaration of Trust dated June 21, 1994**

LAURA M. LIPARI, Trustee

Signed in Counterpart

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 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 telecommunications facilities.

Dated 12-11-13

**THOMAS A. LIPARI, MYRIAM F. MAYSHARK and VIVIAN A. WRIGHT, as Successor Trustees under the will of Felice Lipari, deceased**

\_\_\_\_\_  
**THOMAS A. LIPARI, Trustee**

\_\_\_\_\_  
**MYRIAM F. MAYSHARK, Trustee**

*Vivian A. Wright*  
\_\_\_\_\_  
**VIVIAN A. WRIGHT, Trustee**

Dated \_\_\_\_\_

**LAURA M. LIPARI, Trustee of the Laura M. Lipari 1994 Living Trust, under Declaration of Trust dated June 21, 1994**

\_\_\_\_\_  
**LAURA M. LIPARI, Trustee**

*Signed in Counterpart*  
\_\_\_\_\_

D-16961

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 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 telecommunications facilities.

Dated 11-27-2013

THOMAS A. LIPARI, MYRIAM F. MAYSHARK and VIVIAN A. WRIGHT, as Successor Trustees under the will of Felice Lipari, deceased

\_\_\_\_\_  
THOMAS A. LIPARI, Trustee

Myriam F. Mayshark  
MYRIAM F. MAYSHARK, Trustee

\_\_\_\_\_  
VIVIAN A. WRIGHT, Trustee

Dated 11-27-2013

LAURA M. LIPARI, Trustee of the Laura M. Lipari 1994 Living Trust, under Declaration of Trust dated June 21, 1994

Laura M. Lipari  
LAURA M. LIPARI, Trustee

Signed in Counterpart.

State of California

County of SAN BERNARDINO } ss

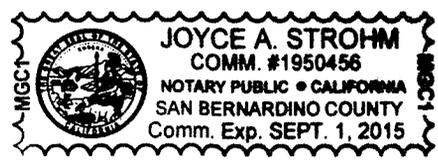
On 12/4/13, before me, Joyce A. Strohm, Notary Public,

personally appeared THOMAS A. LIPARI 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.

Joyce A. Strohm  
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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 12-16-13

CITY OF RIVERSIDE  
By [Signature]

David Welch  
Real Property Services Manager

LIPARI PUE.DOC  
APPROVED AS TO FORM  
[Signature]  
NOTARY PUBLIC

State of Ohio ~~California~~  
County of Clermont } ss

On Dec. 11, 2013, before me, Susan L Ober, Notary Public,

personally appeared Vivian A Wright 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.

Susan L Ober  
Notary Signature



SUSAN L. OBER  
Notary Public, State of Ohio  
My Commission Expires  
November 4, 2017

**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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated \_\_\_\_\_

CITY OF RIVERSIDE

By \_\_\_\_\_

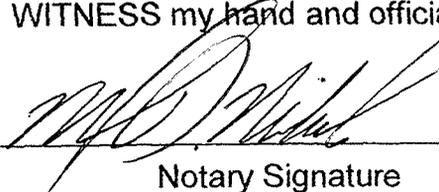
State of ~~California~~ New York  
County of Chautauqua } ss

On Nov. 27<sup>th</sup>, 2013, before me, Michael D. Michalski, Notary Public,

personally appeared Myriam F. Mayshack and Laura M. Lipari 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.

  
\_\_\_\_\_  
Notary Signature

MICHAEL D. MICHALSKI  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01MI5058976  
Qualified in Chautauqua County  
My Commission Expires April 22, 2014

**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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated \_\_\_\_\_

CITY OF RIVERSIDE

By \_\_\_\_\_

EXHIBIT "A"

Collett Avenue Extension  
POR. A.P.N. 141-270-001  
Electric Energy & Telecommunications Easement

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

A strip of land 10.00 feet in width, lying within the Northwest Quarter of Section 22, Township 3 South, Range 6 West, San Bernardino Meridian, and lying within Lot No. 37, as shown by Plat of the Rancho El Sobrante de San Jacinto, on file in Book 1, Page 8 of Maps, records of San Bernardino County, California, the centerline of said strip of land, lying being described as follows:

COMMENCING at the most northerly corner of Lot 6 of Tract No. 17216-3, as shown by map on file in Book 148, Pages 1 through 3 of Maps, records of Riverside County, California;

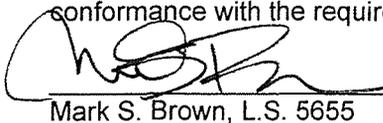
THENCE South 56°18'57" West, along the northwesterly line of said Lot 6, a distance of 20.50 feet to the POINT OF BEGINNING of this centerline description;

THENCE North 33°36'53" West, along a line parallel with the northwesterly prolongation of the centerline of Tuscola Lane, as shown by said map of Tract No. 17216-3, a distance of 28.10 feet to an intersection with the westerly prolongation of the southerly line of Lot "A" (Collett Avenue), as shown by said map of Tract No. 17216-3, and the END of this centerline description.

The sidelines of said strip of land 10.00 feet in width shall be lengthened or shortened to terminate southeasterly in said northwesterly line of Lot 6 and lengthened or shortened to terminate northwesterly in said westerly prolongation of the southerly line of Lot "A" (Collett Avenue).

Area – 281 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.

 11/28/2017 Date  
Prep. 



POR. APN: 141-270-001

RANCHO EL SOBRANTE DE SAN JACINTO  
M.B. 1/8 S.B. CO.  
POR. LOT NO. 37

# COLLETT

# AVENUE

(PUBLIC STREET ESMT.)  
C N33°36'53"W  
28.10'

LOT "A"

LOT "A"

LOT 23

LOT 28

SLOPE ESMT.  
TCE

P.O.C.

## TRACT NO. LOT 5

POR. SECTION 22  
T.3S., R.6W., S.B.M.

S56°18'57"W

### LOT 6

M.B.

C N33°36'53"W

148 / 1-3

## TUSCOLA LANE

### 17216-3

16.5' 16.5'

POR. APN: 141-270-001

LIPARI, ET AL

ELECTRIC & TELECOMMUNICATIONS FACILITIES ESMT.

AREA=281 SQ.FT.



• CITY OF RIVERSIDE, CALIFORNIA •

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: N.T.S.

DRAWN BY: Kgs DATE: 11/27/12

COLLETT AVENUE EXTENSION

D-16961



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. 141-270-001-6  
Property Address: Vacant Land, Riverside, CA 92522

I declare that the documentary transfer tax for this 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 DOCUMENT 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. **X** 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 interest 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 10 day of October, 2013 at Riverside, CA  
City State

Signature of Affiant \_\_\_\_\_  
City of Riverside  
Name of Firm (if applicable)

David Welch, Real Property Services Manager  
Printed Name of Affiant  
3900 Main Street, Riverside, CA 92522  
Address of Affiant  
(951) 826-5665  
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-16961