

STEWART TITLE - Riverside
COMMERCIAL DIVISION

DOC # 2013-0586828
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)

01180-68771

FOR RECORDER'S OFFICE USE ONLY

Project: Collett Avenue Extension

POR. A.P.N. 141-270-001

D - 16962

TRA 009-176
Transfer Tax \$0.00

Conveyance to **GRANT OF EASEMENT**
Exempt Governmental Entity.
R & T 11922

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, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do
hereby 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 public street and
highway purposes, together with all rights to construct and maintain utilities, sewers, drains
and other improvements consistent with the use as a public street and highway, in, under,
upon, over and along that certain real property as described in Exhibit "A" attached hereto and
incorporated herein by this reference, located in the City of Riverside, County of Riverside,
State of California.

D-16962

Dated _____

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 12-4-13

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.

State of California

County of SAN BERNARDINO } ss

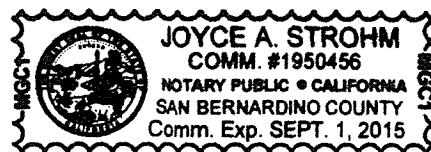
On 12/4/13, before me, Joyce A. Strohm, Notary Public,

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



Dated _____

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 11/27/13

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

LAURA M. LIPARI, Trustee

State of Ohio ~~California~~

County of Clermont } ss

Signed in Counterpart

On Nov. 27, 2013, before me, ~~Vivian Wright~~ Susan L Ober, Notary Public

personally appeared Vivian 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



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

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

State of California New York
County of Chautauque } ss

Signed in Counterpart.

On 27th Nov. 2013, before me, Michael D. Michalski, Notary Public

personally appeared Myriam F. Mayshark 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.
Michael D. Michalski
Notary Signature

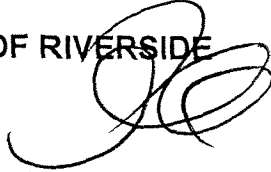
MICHAEL D. MICHALSKI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MI5058976
Qualified in Chautauque County
My Commission Expires April 22, 2014

D-16962

**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 12-16-13

CITY OF RIVERSIDE
By 
David Welch
Real Property Services Manager

LIPARI GOE.DOC

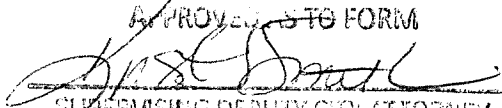
APPROVED TO FORM

SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

Collett Avenue Extension
POR. A.P.N. 141-270-001
Public Street and Highway Easement

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

A strip of land 88.00 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 being described as follows:

BEGINNING at the intersection of the centerline of Buchanan Street with the centerline of Collett Avenue, as shown by map of Tract No. 32165, on file in Book 408, Pages 78 through 82 of Maps, records of Riverside County, California;

THENCE North $56^{\circ}21'10''$ East, along said centerline of Collett Avenue, a distance of 231.41 feet to the beginning of a tangent curve concaving southerly and having a radius of 1000.00 feet;

THENCE northeasterly, easterly and southeasterly to the right along said curve, continuing along said centerline of Collett Avenue and along the easterly prolongation of said centerline, through a central angle of $45^{\circ}42'38''$ and arc length of 797.80 feet to the end of said curve;

THENCE South $77^{\circ}56'12''$ East, along a line tangent to the end of said curve, a distance of 198.69 feet to the beginning of a tangent curve concaving northerly and having a radius of 800.00 feet;

THENCE southeasterly, easterly and northeasterly to the left along said last mentioned curve and along the westerly prolongation of the centerline of Collett Avenue, as shown by map of Tract No. 17216-2, on file in Book 138, Pages 49 through 51 of Maps, through a central angle of $45^{\circ}40'41''$ an arc length of 637.79 feet to the end of said curve as shown by said last mentioned map;

THENCE North $56^{\circ}23'07''$ East, continuing along said centerline of Collett Avenue as shown by said last mentioned map, a distance of 248.49 feet to an intersection with the centerline of Napa Lane, as shown by map of Tract No. 17216-1, on file in Book 134, Pages 64 through 66 of Maps, records of Riverside County, California, and the **END** of this centerline description;

EXCEPTING THEREFROM that portion of said strip of land lying southwesterly of the northeasterly boundary of said Tract No. 32165;

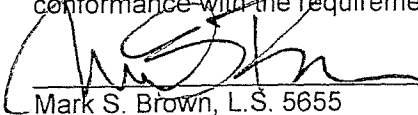
ALSO EXCEPTING THEREFROM that portion of said strip of land lying southeasterly of the northwesterly boundary of said Tract No. 17216-2;

ALSO EXCEPTING THEREFROM that portion of said strip of land lying southeasterly of the most northwesterly boundary 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;

ALSO EXCEPTING THEREFROM that portion of said strip of land lying northeasterly of the southeasterly prolongation of the southwesterly line of Lot 24 of Tract 17216, as shown by map on file in Book 151, Pages 58 through 60 of Maps, records of Riverside County, California.

Area - 119,762 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.

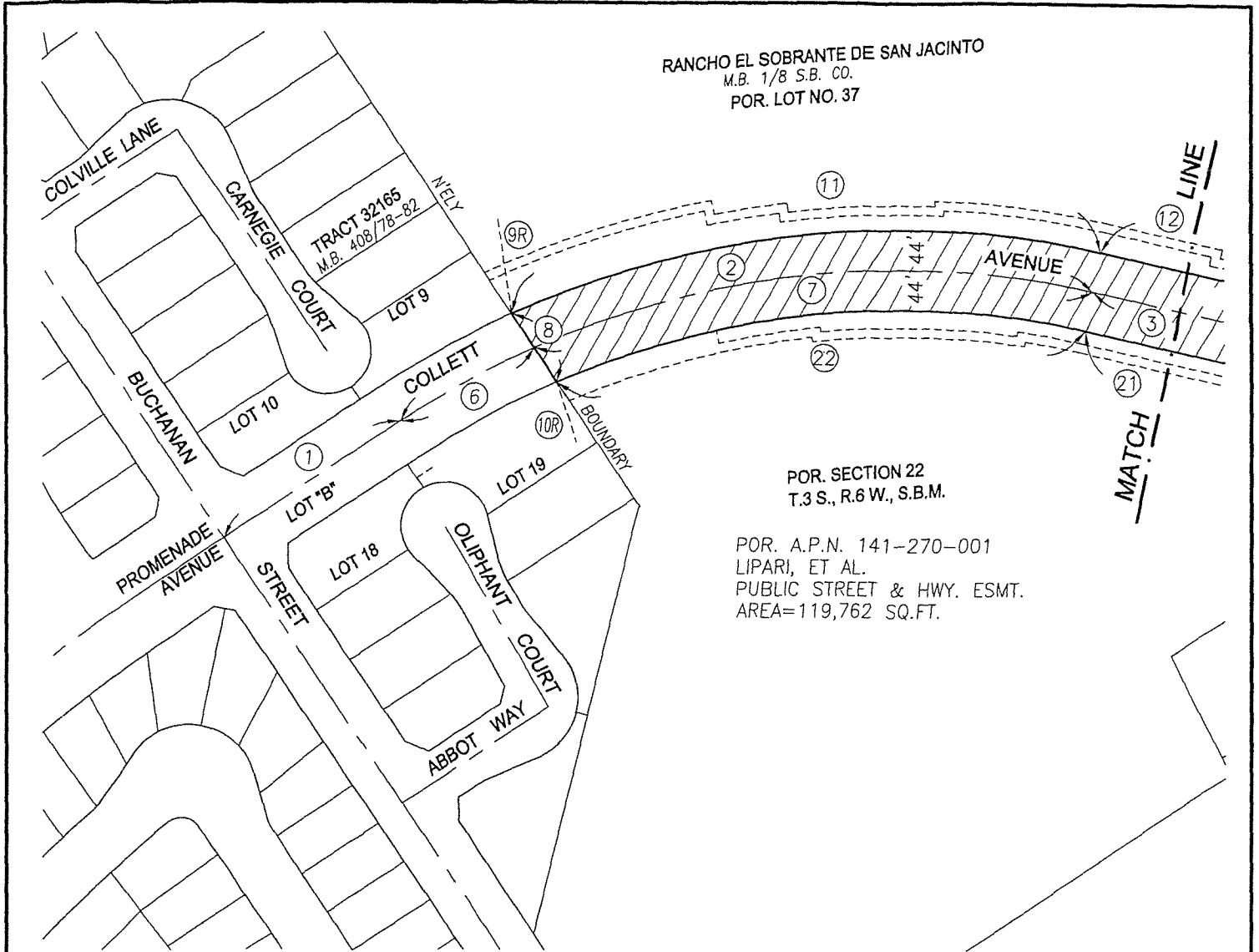

Mark S. Brown, L.S. 5655

11/28/07
Date

Prep. 



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



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

POR. A.P.N. 141-270-001
LIPARI, ET AL.
PUBLIC STREET & HWY. ESMT.
AREA=119,762 SQ.FT.

DATA TABLE

① N56°21'10"E 231.41'	⑨ N24°23'36"W(R)
② R=1000' Δ=45°42'38" L=797.80'	⑩ N23°33'51"W(R)
③ S77°56'12"E 198.69'	⑪ R=1044' Δ=36°27'24" L=664.29'
④ R=1000' Δ=9°39'00" L=168.42'	⑫ S77°56'12"E 198.69'
⑤ R=1000' Δ=36°03'38" L=629.38'	⑬ N77°56'12"W 198.69'
⑥ N33°19'08"W 89.18'	⑭ R=956' Δ=35°37'39" L=594.46'

● 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 2

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 11/26/12

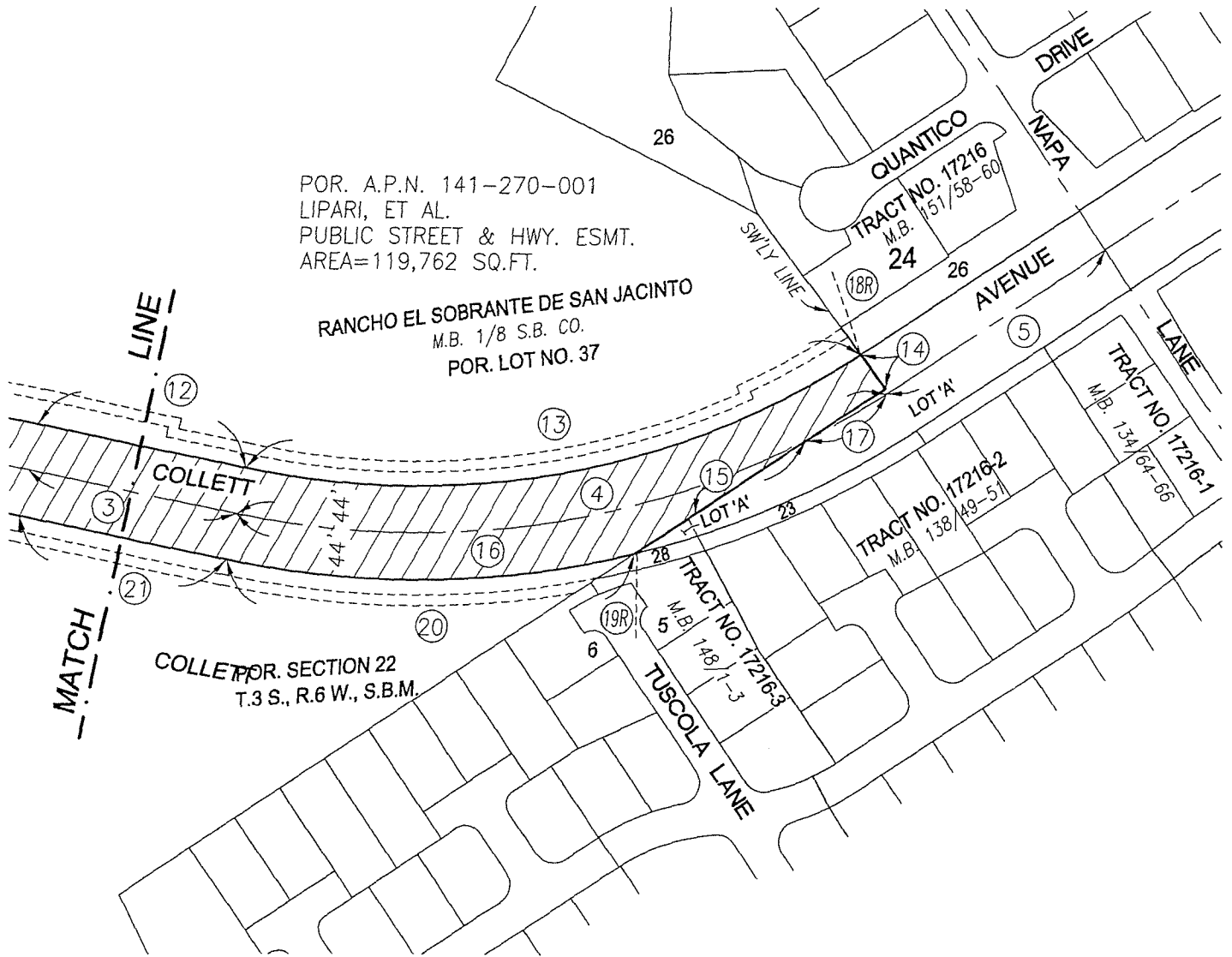
COLLETT AVENUE EXTENSION

D-16962

POR. A.P.N. 141-270-001
 LIPARI, ET AL.
 PUBLIC STREET & HWY. ESMT.
 AREA=119,762 SQ.FT.

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

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



DATA TABLE

③ S77°56'12"E 198.69'	⑩ R=800' Δ=39°20'03" L=549.21'
④ R=800' Δ=45°40'41" L=637.79'	⑪ R=800' Δ=6°20'38" 88.58'
⑤ N56°23'07"E 248.49'	⑫ S33°36'42"E(R)
⑫ S77°56'12"E 198.69'	⑬ S14°03'48"E(R)
⑬ R=756' Δ=45°40'30" L=602.67'	⑭ R=844' Δ=26°07'37" 384.86'
⑭ S36°12'30"E 39.03'	⑮ N77°56'12"W 198.69'
⑮ N56°18'57"E 284.17'	



● CITY OF RIVERSIDE, CALIFORNIA ●

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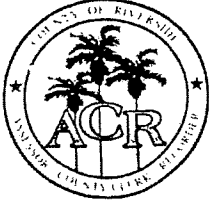
SHEET 2 OF 2

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 11/26/12

COLLETT AVENUE EXTENSION

D-16962



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. 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 16 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-16962