

Commonwealth Land Title Company

DOC # 2021-0078374

02/05/2021 10:58 AM Fees: \$23.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

When recorded mail to:

SURVEYOR  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: TERESA #134

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

9184331  
Project: Parcel Map 32444  
Location: 2805 Via Vista Drive and Alessandro Blvd.  
APN: 252-052-010

FOR RECORDER'S OFFICE USE ONLY

DX - 1848

Computed on full value of property conveyed  
City of Riverside Transfer Tax \$62.70

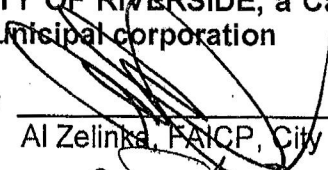
TAA: 009-013


**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **CITY OF RIVERSIDE**, a California charter city and municipal corporation, as Grantor does hereby grant to KVM Partners LLC, a California limited liability company, the 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.

Dated December 28 2020

**CITY OF RIVERSIDE, a California charter city and  
municipal corporation**

By   
Al Zelinka, FAICP, City Manager

Attest   
Colleen J. Nicol, City Clerk

APPROVED AS TO FORM:

BY:   
CHIEF ASSISTANT CITY ATTORNEY

ACKNOWLEDGMENT

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 Riverside } ss

On December 28, 2020, before me, Iesha J Shabazz,

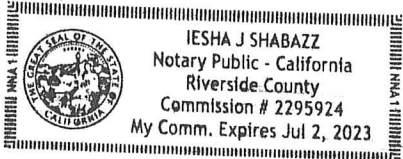
notary public, personally appeared, Al Zelinka and Colleen J Nicol

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.

Iesha J Shabazz  
Notary Signature




**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Project: Parcel Map 32444  
Location: Via Vista Drive and Westview Drive  
APN: 252-052-010

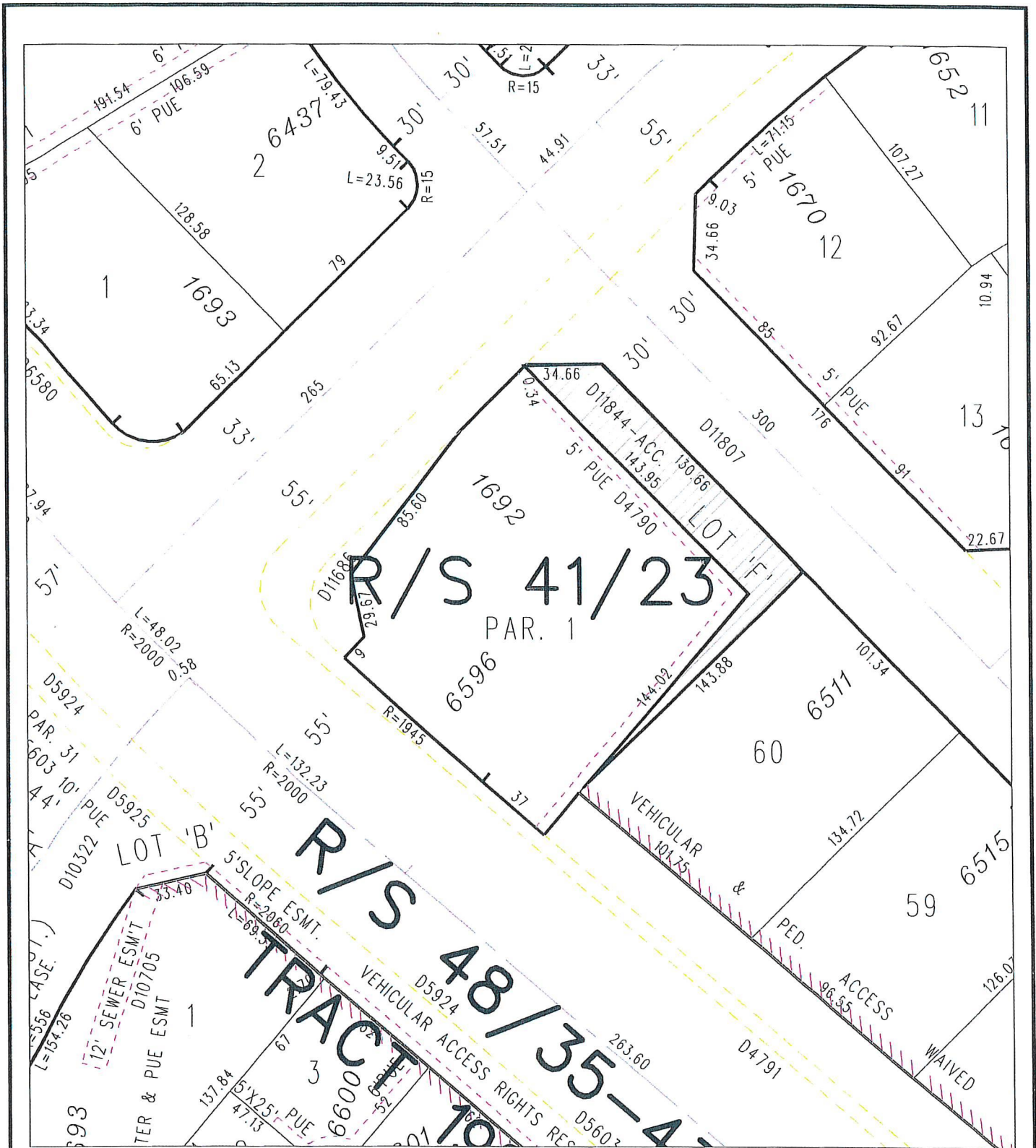
**Grant Deed**

That certain real property located in the City of Riverside, County of Riverside, State of California, being LOT F of Tract 21679-1 as shown by map on file in map Book 169, Pages 12 through 15 thereof, records of Riverside County California.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

  
Curtis C. Stephens, L.S. 7519      9/10/20      Prep. dbw  
Date





◆ 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: 1" = 60'

Drawn by: bmark

Date: 12/12/01

Subject: Lot F

**PRELIMINARY CHANGE OF OWNERSHIP REPORT**

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with Section 480.3 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located.

NAME AND MAILING ADDRESS OF BUYER/TRANSFeree  
(Make necessary corrections to the printed name and mailing address)

KVM Partners, LLC, a California limited liability company  
8815 Research Drive  
Irvine, CA 92618

ASSESSOR'S PARCEL NUMBER  
252-052-010

SELLER/TRANSFEROR  
City of Riverside, a California charter city and  
municipal corporation

BUYER'S DAYTIME TELEPHONE NUMBER

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

Via Vista and Westview, Riverside, CA

YES  NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy. 

MO	DAY	YEAR
----	-----	------

YES  NO Are you a disabled veteran or an unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?

MAIL PROPERTY TAX INFORMATION TO (NAME)

KVM Partners, LLC, a California limited liability company

MAIL PROPERTY TAX INFORMATION TO (ADDRESS) CITY STATE ZIP CODE

**PART I: TRANSFER INFORMATION**

*Please complete all statements.*

This section contains possible exclusions from reassessment for certain types of transfers.

YES NO

- A. This transfer is solely between spouses (addition or removal of a spouse, death of a spouse, divorce settlement, etc.).
- B. This transfer is solely between domestic partners currently registered with the California Secretary of State (addition or removal of a partner, death of a partner, termination settlement, etc.).
- \* C. This is a transfer:  between parent(s) and child(ren)  from grandparent(s) to grandchild(ren).
- \* D. This transfer is the result of a cotenant's death. Date of death \_\_\_\_\_
- \* E. This transaction is to replace a principal residence by a person 55 years of age or older. Within the same county?  YES  NO
- \* F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county?  YES  NO
- G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (e.g., a name change upon marriage). If YES, please explain: \_\_\_\_\_
- H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., cosigner). If YES, please explain: \_\_\_\_\_
- J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- K. This is a transfer of property:
  - 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of  the transferor, and/or  the transferor's spouse  registered domestic partner.
  - 2. to/from an irrevocable trust for the benefit of the  creator/grantor/trustor and/or  grantor's/trustor's spouse  grantor's/trustor's registered domestic partner.
- L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
- \* O. This transfer is to the first purchaser of a new building containing an active solar energy system.
- P. Other. This transfer is to \_\_\_\_\_

\* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

**THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION**

**PART 2. OTHER TRANSFER INFORMATION**

*Check and complete as applicable.*

- A. Date of transfer, if other than recording date: \_\_\_\_\_
- B. Type of Transfer
  - Purchase  Foreclosure  Gift  Trade or exchange  Merger, stock, or partnership acquisition (Form BOE-100-B)
  - Contract of sale. Date of contract: \_\_\_\_\_  Inheritance. Date of death: \_\_\_\_\_
  - Sale/leaseback  Creation of a lease  Assignment of a lease  Termination of a lease. Date lease began \_\_\_\_\_
  - Original term in years (including written options): \_\_\_\_\_ Remaining term in years (including written options): \_\_\_\_\_
  - Other. Please explain: \_\_\_\_\_
- C. Only a partial interest in the property was transferred.  YES  NO If YES, indicate the percentage transferred: \_\_\_\_\_ %

**PART 3. PURCHASE PRICE AND TERMS OF SALE**

*Check and complete as applicable.*

- A. Total purchase price. \$ 28,500.-
- B. Cash down payment or value of trade or exchange excluding closing costs: Amount \$ \_\_\_\_\_
- C. First deed of trust @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Monthly payment \$ \_\_\_\_\_ Amount \$ \_\_\_\_\_
  - FHA ( \_\_\_\_\_ Discount Points)  Cal-Vet  VA ( \_\_\_\_\_ Discount Points)  Fixed rate  Variable rate
  - Bank/Savings & Loan/Credit Union  Loan carried by seller
  - Balloon payment \$ \_\_\_\_\_ Due date: \_\_\_\_\_
- D. Second deed of trust @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Monthly payment \$ \_\_\_\_\_ Amount \$ \_\_\_\_\_
  - Fixed rate  Variable rate  Bank/Savings & Loan/Credit Union  Loan carried by seller
  - Balloon payment \$ \_\_\_\_\_ Due date: \_\_\_\_\_
- E. Was an Improvement Bond or other public financing assumed by the buyer?  YES  NO Outstanding Balance \$ \_\_\_\_\_
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ \_\_\_\_\_
- G. The property was purchased:  Through real estate broker. Broker name: \_\_\_\_\_ Phone number ( \_\_\_\_\_ )
  - Direct from seller  From a family member-Relationship \_\_\_\_\_
  - Other. Please explain: \_\_\_\_\_
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property: \_\_\_\_\_

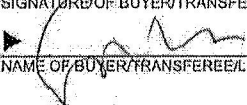
**PART 4. PROPERTY INFORMATION**

*Check and complete as applicable.*

- A. Type of property transferred
  - Single-family residence  Co-op/Own-your-own  Manufactured home
  - Multiple-family residence. Number of units: \_\_\_\_\_  Condominium  Unimproved lot
  - Other. Description: (i.e., timber, mineral, water rights, etc.) \_\_\_\_\_  Timeshare  Commercial/Industrial
- B.  YES  NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.
  - If YES, enter the value of the personal/business property: \$ \_\_\_\_\_ Incentives \$ \_\_\_\_\_
- C.  YES  NO A manufactured home is included in the purchase price.
  - If YES, enter the value attributed to the manufactured home: \$ \_\_\_\_\_
  - YES  NO The manufactured home is subject to local property tax. If NO, enter decal number \_\_\_\_\_
- D.  YES  NO The property produces rental or other income.
  - If YES, the income is from:  Lease/rent  Contract  Mineral rights  Other: \_\_\_\_\_
- E. The condition of the property at the time of sale was:  Good  Average  Fair  Poor
  - Please describe: \_\_\_\_\_

**CERTIFICATION**

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER 	DATE 11/19/20	TELEPHONE
NAME OF BUYER/TRANSFeree/LEGAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)	TITLE	EMAIL ADDRESS

The Assessor's office may contact you for additional information regarding this transaction.



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. 252 -- 052 -- 010
Property Address: Vacant Land, Riverside, CA
I declare that the documentary transfer tax for this transaction is: \$ 62.70

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.
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 4 day of February, 2021 at Newport Beach CA
City State

Signature of Affiant (Handwritten: Carly Beard)

Carly Beard
Printed Name of Affiant

Commonwealth Land Title
Name of Firm (if applicable)

4100 Newport Pl Dr, Suite 120, Newport Beach, CA 92660
Address of Affiant

949-724-3159
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