

DOC # 2011-0481177  
10/31/2011 04:05 PM Fees: \$0.00  
Page 1 of 8  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

ORANGE COAST TITLE CO.

1252912-10  
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: CARAGON

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

DOCUMENTARY TRANSFER TAX \$-0-

FOR RECORDER'S OFFICE USE ONLY

Project: Iowa Avenue Overpass  
POR. APN: 247-150-007-4  
Address: 670 Iowa Avenue  
RIVERSIDE, CA 92507

D - 16726

TRAC009

## GRANT DEED

Harvey Kates and Joyce Kates, Trustees of the Kates Family Trust of 1986, as to an  
CREATED ON APRIL 23, 1986  
undivided 1/2 interest and Harvey Kates as Successor Trustee of the M. Stanley Muskat  
/L.  
Revocable Trust, as to an undivided 1/2 interest, Grantor(s), FOR VALUABLE  
CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby grant to the CITY  
OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors  
and assigns, 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.

ORANGE COAST TITLE CO.,

1252912-10  
When recorded mail to:

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

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Project: Iowa Avenue Overpass  
POR. APN: 247-150-007-4  
Address: 670 Iowa Avenue  
RIVERSIDE, CA 92507

**D -**

TRA009

**GRANT DEED**

Harvey Kates and Joyce Kates, Trustees of the Kates Family Trust of 1986, as to an undivided 1/2 interest and Harvey Kates as Successor Trustee of the M. Stanley Muskat Revocable Trust, as to an undivided 1/2 interest, Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns, 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.

Harvey Kates and Joyce Kates,  
Trustees of the Kates Family Trust of 1986  
CREATED ON APRIL 23, 1986

Date 7/5/11

Date 7/5/11

By: [Signature]  
Harvey Kates, Trustee

By: [Signature]  
Joyce Kates, Trustee

State of California

County of Los Angeles } ss

On 07/05/2011, before me, Mehran Khorramian, Notary Public

personally appeared Harvey Kates & Joyce Kates 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.

[Signature]  
Notary Signature



/L.  
Harvey Kates as Successor Trustee of the  
M. Stanley Muskat Revocable Trust

Date 7/5/11

By: [Signature]  
Harvey Kates, Successor Trustee  
/L.

State of California

County of Los Angeles } ss

On 07/05/2011, before me, Mehran Khorramian, Notary Public,

personally appeared Harvey L. Kates 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.

[Signature]  
Notary Signature




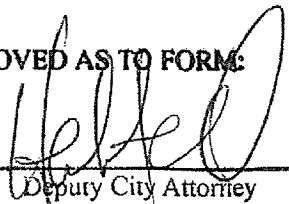
**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

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 10/4/11

**CITY OF RIVERSIDE**

By:   
David Welch, Real Property Services Manager

**APPROVED AS TO FORM:**  
By:   
Deputy City Attorney

**EXHIBIT "A"**

IOWA AVENUE OVERPASS  
APN: 247-150-007  
FEE SIMPLE INTEREST

That certain real property in the City of Riverside, County of Riverside, State of California, as conveyed to M. Stanley Muskat, by Deed recorded June 6, 1974, as Instrument No. 69057 and Harvey Kates and Joyce Kates, Trustees of the Kates Family Trust of 1986, by Deed recorded September 22, 1987, as Instrument No. 273576, both Official Records of Riverside County, California, more particularly being described as follows:

**Parcel 1**

That portion of Lots 59, 60, 67 and Iowa Avenue (vacated) of Map of East Riverside in the City of Riverside, County of Riverside, State of California, as shown on file in Book 7 of Maps, at Page 33 thereof, Records of San Bernardino County, California, described as follows:

Beginning at the Southwest corner of said Lot 67;

Thence East, on the South line of said Lot, to the Northwesterly line of the right-of-way of the B.N.S.F. Railway Company right-of-way (formerly Atchison, Topeka, and Santa Fe Railroad and the Riverside, Santa Ana, and Los Angeles Railroad);

Thence Northeasterly, on the Northwesterly line of said railway right-of-way, to an intersection with the Southwesterly line of the parcel of land conveyed to the County of Riverside by Deed recorded September 25, 1914 in Book 402, Page 125 of Deeds, Records of Riverside County, California;

Thence Northwesterly, on the Southwesterly line of said parcel of land so conveyed to the County of Riverside and on the Northwesterly extension thereof (to a point on a line which is 50 feet East of and parallel with the following described line:

Beginning at the intersection of the centerline of Spring Street and Palm Avenue as shown on said Map of East Riverside;

Thence S.00°53'00"E., a distance of 600.00 feet);

Thence South, on said parallel line, to the Northeast corner of Lot 60 1/2 of said Map of East Riverside;

Thence East, on the Easterly extension of the North line of said Lot 60 1/2 to a point on the centerline of Iowa Avenue, as shown on said map;

Thence Southwesterly on the centerline of Iowa Avenue, to an intersection with the Northerly extension of the West line of said Lot 67;

Thence South on said extended line and on the West line of said Lot 67, to the Point of Beginning;

**EXCEPTING THEREFROM** that portion included in the Deed to Atchison, Topeka and Santa Fe Railway Company recorded April 7, 1930 in Book 849, Page 72 of Deeds, Records of Riverside County, California, described as follows:

Beginning at a point on the Northwesterly line of the Atchison, Topeka and Santa Fe right-of-way, as described in Deed recorded in Book 50, Page 486 of Deeds, Records of San Bernardino County, California;

Thence S.34°02'00"W. on said right-of-way line, a distance of 769.57 feet from the Southerly line of Spring Street;

Thence S.34°02'00"W. on said right-of-way line, a distance of 185.63 feet;

Thence N.55°58'00"W., a distance of 30.00 feet;

Thence N.34°02'00"E., a distance of 185.71 feet to the Southwesterly line of property conveyed to the County of Riverside by Deed recorded in Book 402, Page 125 of Deeds, Records of Riverside County, California;

Thence S.55°49'00"E. on the Southwesterly line of said property, to the Point of Beginning;

**ALSO EXCEPTING THEREFROM** that portion thereof conveyed to Riverside County, by Deed recorded August 18, 1915 in Book 406, Page 337 of Deeds, Records of Riverside County, California;

**ALSO EXCEPTING THEREFROM** that portion of land conveyed to the County of Riverside, more particularly described in that certain document recorded March 14, 1964 as Instrument No. 4996 in Book 3582, Page 200 of Official Records of Riverside County, California, described as follows:

Included within a strip of land 5.00 feet in width, the Westerly line of said 5-foot strip being described as follows:

Beginning at the Southwest corner of said Lot 67, said corner lying in the Easterly line of Iowa Avenue (100.00 feet wide);

Thence Northerly along said Easterly line of Iowa Avenue to an angle point therein as shown on said map;

Thence continuing Northerly along the Northerly extension of said Easterly line of Iowa Avenue to its point of intersection with the Northwesterly prolongation of the Southwesterly line of the property conveyed to the County of Riverside by Deed recorded September 25, 1914, in Book 402, Page 125 of Deeds, Records of Riverside County, California, said point of intersection being the end of this described line.

The Easterly line of said 5-foot strip shall be lengthened or shortened to terminate Northerly in said Northwesterly prolongation of the Southwesterly line of property conveyed to the County of Riverside, and Southerly in the Southerly line of said Lot 67.

**Parcel 2**

That portion of Iowa Avenue as shown on Map of East Riverside, in the City of Riverside, County of Riverside, State of California, recorded in Book 7, Page 33 of Maps, Records of San Bernardino County, California, vacated by Resolution of the Board of Supervisors of Riverside County, a certified copy of which was recorded August 12, 1952 as Instrument No. 34429 of Official Records of Riverside County, California, and bounded as follows:

On the North by the Easterly prolongation of the Northerly line of Block 60 1/2 of said Subdivision;

On the Southeast by the centerline of said Iowa Avenue;

On the West by the Northerly prolongation of the Easterly line of said Iowa Avenue, said Easterly line was re-established by said resolution;

**EXCEPTING THEREFROM** that portion of said land conveyed to the County of Riverside, more particularly described in that certain document recorded March 14, 1964 as Instrument No. 4996 in Book 3582, Page 200 of Official Records of Riverside County, California, described as follows;

Included within a strip of land 5 feet in width, the Westerly line of said 5-foot strip being described as follows;

Beginning at the Southwest corner of said Lot 67, said corner lying in the Easterly line of Iowa Avenue (100.00 feet wide);

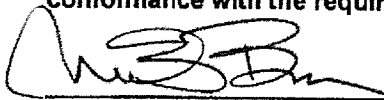
Thence Northerly along said Easterly line of Iowa Avenue to an angle point therein as shown on said map;

Thence continuing Northerly along the Northerly extension of said Easterly line of Iowa Avenue to its point of intersection with the Northwesterly prolongation of the Southwesterly line of the property conveyed to the County of Riverside by Deed recorded September 25, 1914 in Book 402, Page 125 of Deeds, Records of Riverside County, California, said point of intersection being the end of this described line.

The Easterly line of said 5-foot strip shall be lengthened or shortened to terminate Northerly in said Northwesterly prolongation of the Southwesterly line of property conveyed to the County of Riverside, and Southerly in the Southerly line of said Lot 67.

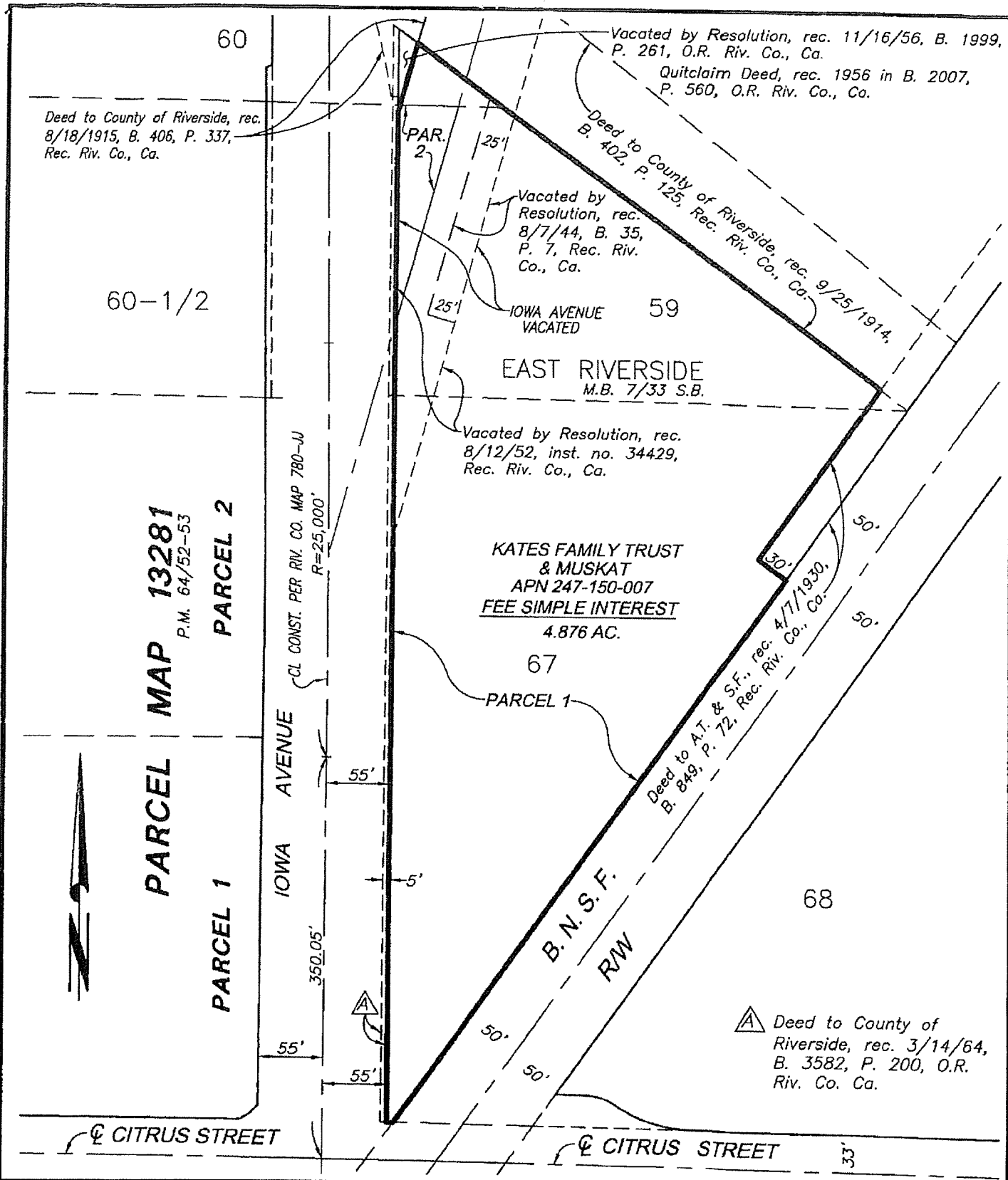
Areas = 4.876 acres, more or less.

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

 4/9/2010 Date Prep. E.V  
Mark S. Brown, L.S. 5655  
License Expires 9/30/11







● 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: EV

DATE: 4/09/10

SUBJECT: IOWA AVENUE OVERPASS

10720



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. 247-150-007-4
Property Address: 670 Iowa Avenue
Riverside, CA 92507
I declare that the documentary transfer tax for this transaction is: \$ 0.

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. 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 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 31st day of October, 2011 at San Bernardino, California
City State

Catherine A. Von Moos
Signature of Affiant Printed Name of Affiant
Orange Coast Title Co. 1955 Hunts Lane #100, San Bernardino
Name of Firm (if applicable) Address of Affiant
909-554-6123
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