

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 - 16727

TRAOO 9

## 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

By: [Signature]  
Harvey Kates, Trustee

Date 7/5/11

By: [Signature]  
Joyce Kates, Trustee

State of California

County of Los Angeles } ss

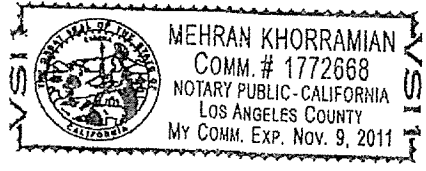
On 07/05/2011, before me, Mehran Khorravian, Notary Public

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)**

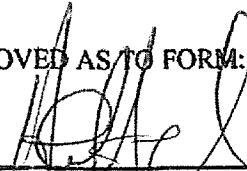
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution 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  
POR. APN: 247-150-007

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

A triangular parcel of land, being a portion of Lots 60 and 60-1/2 as shown on Map of East Riverside as filed in Book 7, Page 33 of Maps, Records of San Bernardino County, being all of that certain parcel of land described in Quitclaim Deed recorded in Book 2007, Page 560 of Official Records of said Riverside County, and being described in said document as follows:

Bounded on the Northeast by the Northwesterly prolongation of the Southwesterly line of that certain parcel of land conveyed to Riverside County by deed recorded September 25, 1914, in Deed Book 402 Page 125 thereof, Records of Riverside County;

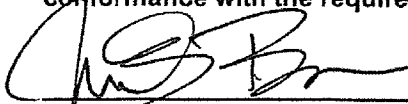
Bounded on the South East by the Northwesterly line of Iowa Avenue as shown on said map of East Riverside;

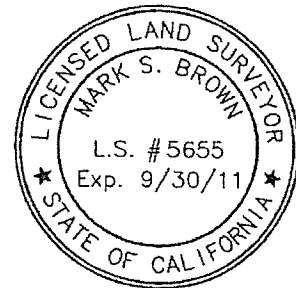
Bounded on the West by a line 50.00 feet East of and parallel with the following described line:

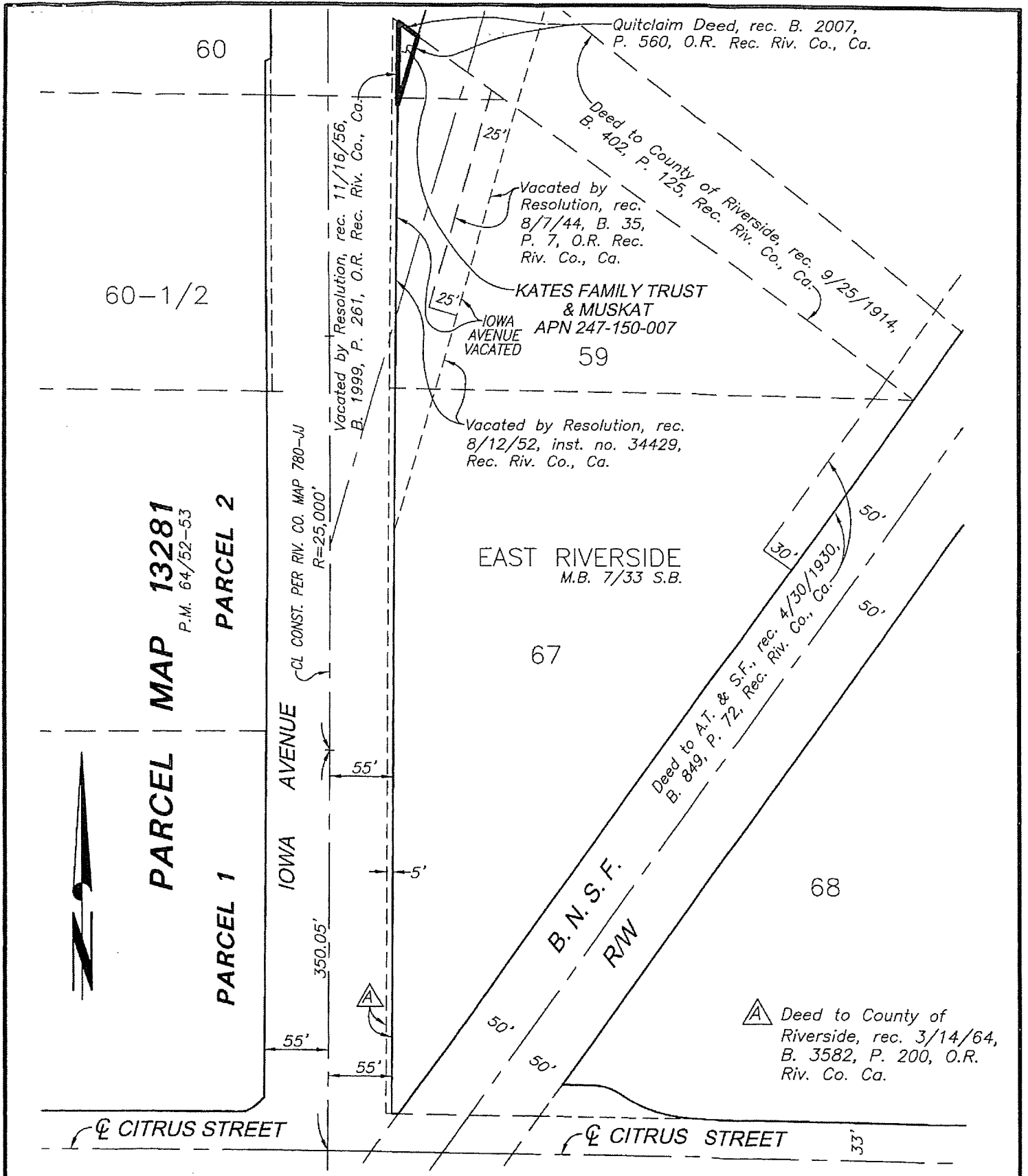
Beginning at the intersection of the centerline of Spring Street and Palm Avenue as shown on said Map of East Riverside;

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

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

 3/2/10 Prep. E.V.  
Mark S. Brown, L.S. 5655 Date  
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: 2/22/10

SUBJECT: IOWA AVENUE OVERPASS

16727



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 I declare that the documentary transfer tax for this  
Property Address: 670 FOWA AVENUE transaction is: \$ 0  
Riverside, CA 92507

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.  
\*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 31<sup>st</sup> day of October, 2011 at San Bernardino, California  
City State

Catherine A. Von Moos - Catherine A. Von Moos  
Signature of Affiant Printed Name of Affiant

Orange Coast Title Co. 1955 Hunts Lane #100, San Bernardino, CA 92408  
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 PC OR Label Here

16727