

Commonwealth Land Title Company

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: LISA #580

**FREE RECORDING**

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

TRANSFER TAX  $\emptyset$

TRA: 009-041  
9205198

Address: 3337 5th Street  
A.P.N.: 213-172-007

FOR RECORDER'S OFFICE USE ONLY

**D - 17466**

**GRANT DEED**

**Jose L. Cardenas, a single man and Norma Padilla, a single woman as joint tenants,**  
Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
do(es) hereby grant to **THE HOUSING AUTHORITY OF THE CITY OF RIVERSIDE, a public**  
**body, corporate and politic,** 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.

Dated 2-22-18

JOSE L. CARDENAS  
Jose L. Cardenas

NORMA PADILLA  
Norma Padilla

Commonwealth Land Title Company

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Dated 2-22-18

Jose L. Cardenas  
Jose L. Cardenas

NORMA PADILLA  
Norma Padilla

**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 February 22, 2018, before me, E. Ballejos,

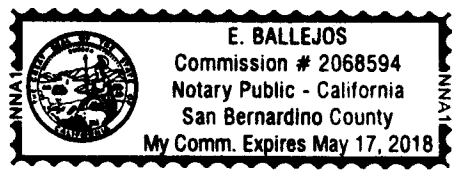
notary public, personally appeared, Jose L. Cardenas and Norma Padilla

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.

E. Ballejos  
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 March 7, 2018 approved as to Form:

**CITY OF RIVERSIDE**

Lauren M. Sanchez  
Deputy City Attorney

By: David Welch  
Real Property Services Manager

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

Address: 3337 5th Street  
A.P.N.: 213-172-007

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

That portion of Block 4, Range 3 of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, Records of San Bernardino County, California.

**BEGINNING** at a point on the Northerly line of Fifth Street, distant thereon 109 feet Easterly from the Southwest corner of said Block 4, Range 3;

Thence Easterly along the Northwestern line of Fifth Street, a distance of 50 feet to the Westerly line of an Alley;

Thence at Right Angle Northerly along the Westerly line of said Alley, a distance of 50 feet;

Thence at Right Angle Westerly and parallel to the Northerly line of Fifth Street, a distance of 50 feet;

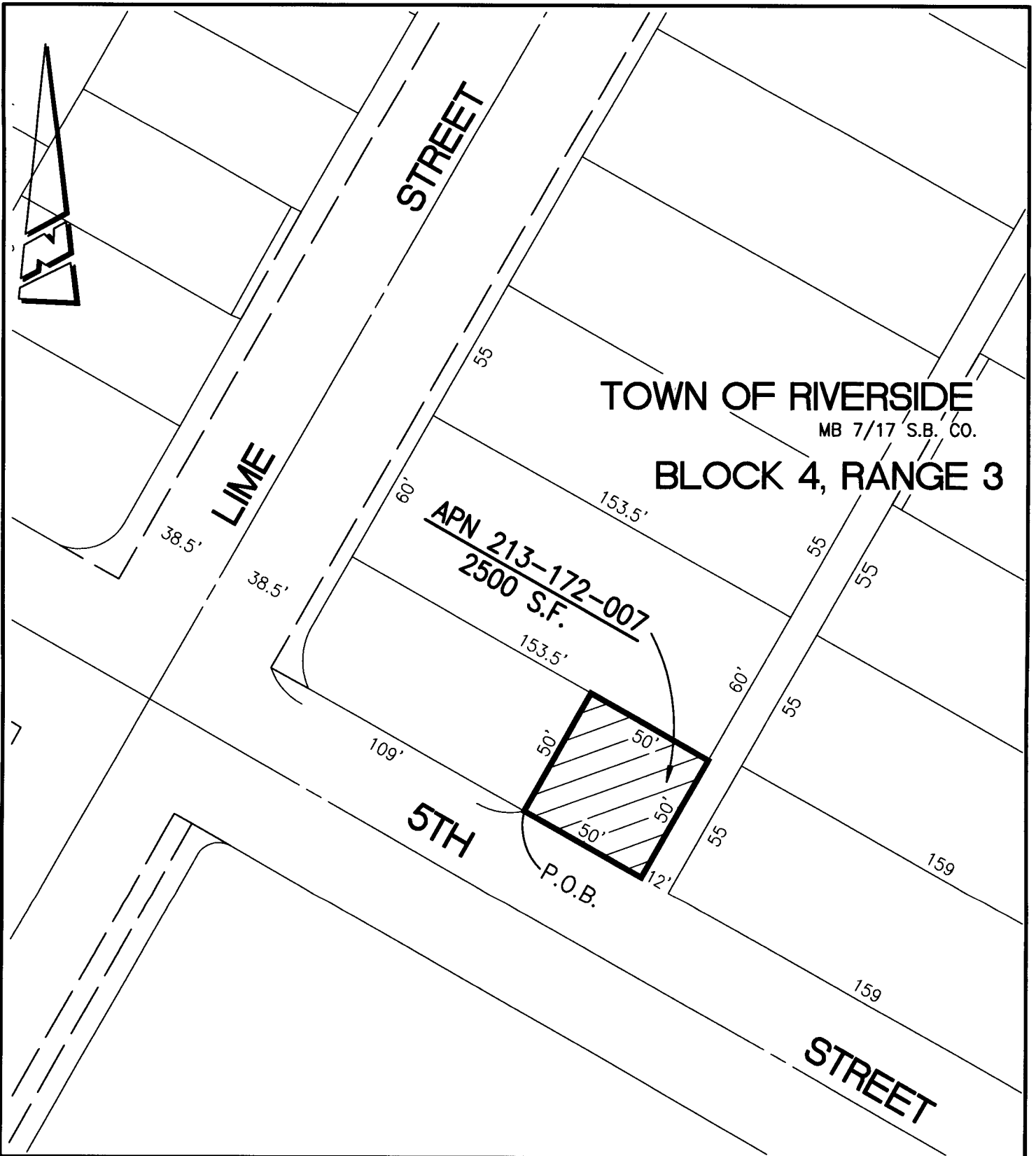
Thence at Right Angle Southerly, a distance of 50 feet to the **POINT OF BEGINNING**.

Area – 2,500 S.F. more or less

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

Curtis C. Stephens 1/18/18 Prep. CS  
Curtis C. Stephens, L.S. 7519 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 D-17466

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 1/18/18

SUBJECT: 3337 5TH STREET - APN 213-172-007



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. 213 -- 172 -- 007 I declare that the documentary transfer tax for this
Property Address: 3337-3339 5th Street, Riverside CA 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 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 19th day of March, 2018 at Newport Beach CA
City State

Signature of Affiant

Vivian Lee
Printed Name of Affiant

Commonwealth Land Title
Name of Firm (if applicable)

4100 Newport Place Dr., #120, Newport Beach CA
Address of Affiant

92660

949.724.3155
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

**PRELIMINARY CHANGE OF OWNERSHIP REPORT**

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with Section 460.3 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.

**FOR ASSESSOR'S USE ONLY**

Housing Authority of the City of Riverside, a public body, corporate and politic  
 3900 Main Street, 3rd Floor  
 Riverside, CA 92522

ASSESSOR'S PARCEL NUMBER  
 213-172-007  
 SELLER/TRANSFEROR  
 Jose L. Cardenas and Norma Padilla  
 BUYER'S DAYTIME TELEPHONE NUMBER  
 951-826-5343  
 BUYER'S EMAIL ADDRESS  
 ssmay@riversideca.gov

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY  
 3337-3339, Fifth Street, Riverside, CA 92501

<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.	MO	DAY	YEAR
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Are you a disabled veteran or a unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?			

MAIL PROPERTY TAX INFORMATION TO (NAME)  
 Housing Authority of the City of Riverside, a public body, corporate and politic

MAIL PROPERTY TAX INFORMATION TO (ADDRESS) 3900 Main Street, 3rd Floor	CITY Riverside	STATE CA	ZIP CODE 92522
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**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.).
- YES  NO 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.).
- YES  NO C. This is a transfer:  between parent(s) and child(ren)  from grandparent(s) to grandchild(ren).
- YES  NO D. This transfer is the result of a cotenant's death. Date of death \_\_\_\_\_
- YES  NO E. This transaction is to replace a principal residence by a person 55 years of age or older. Within the same county?  YES  NO
- 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
- 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: \_\_\_\_\_
- YES  NO H. The recorded document creates, terminates, or reconveys a lender's interest in the property. Terminates current lender interests
- YES  NO 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: \_\_\_\_\_
- YES  NO J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- YES  NO K. This is a transfer of property:
  - YES  NO 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.
  - YES  NO 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.
- YES  NO L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- YES  NO 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.
- YES  NO N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
- YES  NO O. This transfer is to the first purchaser of a new building containing an active solar energy system.
- YES  NO P. Other. This transfer is to The Housing Authority of the City of Riverside

\* 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**

D-17466

**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. \$300,000.00
- 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   \$ 0
- 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: 2    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 2-5-18	TELEPHONE 951-826-5665
NAME OF BUYER/TRANSFeree/LEGAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT) David Welch	TITLE Real Property Services Manager	EMAIL ADDRESS dwelch@riversideca.gov

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